



**SEAGOVILLE, TEXAS
CITY COUNCIL MEETING AGENDA
MONDAY, MAY 16, 2022**

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

WORK SESSION – 6:30 P.M.

Call to Order

A. Recess into Executive Session

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

§ 551.071(1)(A) and (2) to consult with its attorney regarding Mayfest incident (Police Dept)

B. Reconvene into Regular Session

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

§ 551.071(1)(A) and (2) to consult with its attorney regarding Mayfest incident (Police Dept)

C. Receive a presentation concerning Mental Health Training & Response (Police Department)

Adjourn

REGULAR SESSION - 7:00 P.M.

ROUTINE ANNOUNCEMENTS, RECOGNITIONS, and PROCLAMATIONS

Call to Order

Invocation

Pledge of Allegiance

Oaths of Office for Elected City Council Members

Proclamation – Officers Memorial Week

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 May 2, 2022 (City Secretary)

REGULAR AGENDA-

2. Discuss and consider selection of Mayor Pro Tem for 2022-2023 (City Secretary)
3. Direct Staff concerning the selection of a Charter Review Committee (City Secretary)
4. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas amending the Master Fee Schedule to add applicable fees related to providing fax services to Library Patrons; and providing an effective date (Library Director)
5. Receive a presentation of the City of Seagoville's 2nd Quarter Financial Report for Fiscal Year 2022 (Finance Director)
6. Conduct a public hearing concerning a zoning change request from R-5 (Residential-5) to C (Commercial) on approximately 5.34 ± acres described as Tract 10 in the Herman Heider Abstract 541, commonly referred to as 2310 North Highway 175, in the City of Seagoville, Dallas, 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 to R-5 (Residential-5) to C (Commercial), on approximately 5.34± acres described as tract 10 in the Herman Heider Abstract 541, commonly referred to as 2310 North Highway 175, in the City of Seagoville, Dallas County, Texas, and being depicted and 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. Conduct a public hearing concerning a change in zoning to Planned Development-Residential 21-02 Amended (pd-21-02-A) (A) for an approximately 66.75 acre Tract legally described and depicted in Exhibit "A-1" and currently zoned Planned Development-Residential 21-02 (PD 21-02) for single family and multifamily uses for and (B) for an approximately 22.44 acres parcel being composed of two (2) Tracts of land legally described as Tract 13.2 consisting of 9.98± acres and Tract 13.3 consisting of 12.46± acres both being situated in the John D. Merchant survey, abstract 850, being legally described in Exhibit "A-2" and currently zoned single-family dwelling R-5 ("R-5), for a total of approximately 89.19 acres commonly referred to as 1370 Alto Road, in the City of Seagoville, Dallas County, Texas; providing for development regulations; providing for the approval of the Concept Plan, which is attached hereto and incorporated herein as Exhibit "B" (Community Development Director)

9. Discuss and consider approving an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning to Planned Development-Residential 21-02 Amended (pd-21-02-A) (A) for an approximately 66.75 acre Tract legally described and depicted in Exhibit "A-1" and currently zoned Planned Development-Residential 21-02 (PD 21-02) for single family and multifamily uses for and (B) for an approximately 22.44 acres parcel being composed of two (2) Tracts of land legally described as Tract 13.2 consisting of 9.98± acres and Tract 13.3 consisting of 12.46± acres both being situated in the John D. Merchant survey, abstract 850, being legally described in Exhibit "A-2" and currently zoned single-family dwelling R-5 ("R-5), for a total of approximately 89.19 acres commonly referred to as 1370 Alto Road, in the City of Seagoville, Dallas County, Texas; providing for development regulations; providing for the approval of the Concept Plan, which is attached hereto and incorporated herein as Exhibit "B"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)

10. Conduct a public hearing concerning a change in zoning from Agriculture (AG) to Planned Development- Residential 5 (PD-22-01) for single-family residential on three (3) tracts of land consisting of a combined total of approximately 238.79± described as follows: Tract 1 described as Tract 2 in the Andrew Nail Abstract 1070 consisting of approximately 115.63± acres commonly referred to as 1001 Alto Road; tract 2 described as Tracts 18 and 3 in the Andrew Nail Abstract 1070 consisting of approximately 75.19± acres commonly known as 1755 E. Malloy Bridge Road; and, Tract 3 described as Tract 1 in the Andrew Nail Abstract 1070 consisting of approximately 47.97± acres commonly known as 1520 Alto Road, all in the City of Seagoville, Dallas County, Texas, and being legally described and depicted in exhibit "A", attached hereto and incorporated herein; providing for development regulations; providing for the approval of the concept plan, which is attached hereto and incorporated herein as exhibit "B"; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)

11. Discuss and consider approving an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Agriculture (AG) to Planned Development- Residential 5 (PD-22-01) for single-family residential on three (3) tracts of land consisting of a combined total of approximately 238.79± described as follows: Tract 1 described as Tract 2 in the Andrew Nail Abstract 1070 consisting of approximately 115.63± acres commonly referred to as 1001 Alto Road; tract 2 described as Tracts 18 and 3 in the Andrew Nail Abstract 1070 consisting of approximately 75.19± acres commonly known as 1755 E. Malloy Bridge Road; and, Tract 3 described as Tract 1 in the Andrew Nail Abstract 1070 consisting of approximately 47.97± acres commonly known as 1520 Alto Road, all in the City of Seagoville, Dallas County, Texas, and being legally described and depicted in exhibit “A”, attached hereto and incorporated herein; providing for development regulations; providing for the approval of the concept plan, which is attached hereto and incorporated herein as exhibit “B”; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date (Community Development Director)

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

13. 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, May 13, 2022, 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 6, 2022, Regular City Council Meeting**
- **Monday, June 27, 2022, Regular City Council Meeting**
- **Monday, July 11, 2022, Regular City Council Meeting**
- **Monday, July 18, 2022, Regular City Council Meeting**



Proclamation

WHEREAS, *in every American community, law enforcement officers are committed to the preservation of life and property, risking their lives to protect us from all who would mock the law, providing protection, law and order and serving the cause of justice; and*

WHEREAS, *law enforcement officers, including members of **the City of Seagoville**, accept a profound responsibility and work to uphold our laws, safeguard our rights and freedoms, and serve on the front lines in the fight against crime and terrorism; and*

WHEREAS, *we honor the heroism of all law enforcement officers, especially those who have given their lives so that others might live, asking God's blessing for the families and friends they left behind; and*

WHEREAS, *by Joint Resolution approved October 1, 1962, as amended, Congress authorized and President Kennedy proclaimed May 15th of each year "**Peace Officers Memorial Day**" in honor of the Federal, State and municipal officers who have been killed or disabled in the line of duty, further designating the calendar week wherein May 15 falls as "**Police Week**," and has directed flags be flown at half-staff on "**Peace Officers Memorial Day**", under Public Law 103-322, as amended, and*

WHEREAS, *across the nation, **Police Week** is observed with ceremonies, including the hanging of a blue bow or ribbon to honor law enforcement officers who have sacrificed their lives in the line of duty and to honor those who still strive to keep us safe; and*

WHEREAS, *I encourage all citizens to express their deep appreciation to the men and women who risk their lives to guard and protect us;*

NOW, THEREFORE, I, DENNIS K CHILDRESS, Mayor of the City of Seagoville, Texas do hereby proclaim **Sunday, May 15, 2022 as:**

"PEACE OFFICERS MEMORIAL DAY"

and ask the citizens of Seagoville and those with us today to join us as we

"HONOR THE STANDING AND THE FALLEN"

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Seagoville, Texas to be affixed this 16th day of May, 2022.

Mayor, The City of Seagoville, Texas

Consent Session Agenda Item: 1

Meeting Date: May 16, 2022

ITEM DESCRIPTION:

Consider approving City Council Meeting Minutes for May 2, 2022.

BACKGROUND OF ISSUE:

Approve City Council Meeting Minutes for May 2, 2022.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

May 2, 2022, Work Session Meeting Minutes
May 2, 2022, Regular Session Meeting Minutes



**MINUTES OF CITY COUNCIL
WORK SESSION
MAY 2, 2022**

The Work Session of the City Council of the City of Seagoville, Texas was called to order at 6:30 p.m. on Monday, May 2, 2022, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

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

The following staff members were also present: City Manager Patrick Stallings, Assistant Police Chief Steve Davis, City Attorney Victoria Thomas, Public Works Director Chris Ryan, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

A. Discuss Regular Session Agenda Items

- 1. Consider approving City Council Meeting Minutes for April 18, 2022, and April 25, 2022 (City Secretary)**

No questions.

- 2. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving Work Order No. 5 under the Master Agreement for Professional Engineering Services with Garver, LLC. for the purpose of providing engineering services for the Ard Road to Robinwood Drive water line; in an amount not to exceed Fifty Eight Thousand Four Hundred Fifty One Dollars and Zero Cents (\$58,451.00) authorizing the City Manager to sign; and providing an effective date (Public Works Director)**

Public Works Director Ryan stated this Resolution approves Work Order No. 5 under the Master Agreement for Professional Engineering Services with Garver, LLC. for the purpose of providing engineering services for the Ard Road to Robinwood Drive water line. He also stated this will provide fire protection for future development.

3. **Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, authorizing the City Manager to execute a one-year extension to the Dallas County New Directions in Public Safety Grant for a term beginning May 1, 2022, to April 30, 2023, providing a severability clause; and providing an effective date (Assistant Police Chief)**

Assistant Police Chief Davis stated this Resolution authorizes the City Manager to execute a one-year extension to the Dallas County New Directions in Public Safety Grant for a term beginning May 1, 2022, to April 30, 2023. He stated we use the service more as a support role.

In response to a question by City Manager Stallings, Police Chief Davis stated all Seagoville Police Officers are mental health certified.

Adjourned at 6:48 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary



**MINUTES OF CITY COUNCIL
REGULAR SESSION
MAY 2, 2022**

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 2, 2022, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:

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

The following staff members were also present: City Manager Patrick Stallings, Assistant Police Chief Steve Davis, Public Works Director Chris Ryan, City Attorney Victoria Thomas, Director of Administrative Services Cindy Brown, 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 – *None.*

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

None.

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

- 1. Consider approving City Council Meeting Minutes for April 18, 2022, and April 25, 2022 (City Secretary)**

Motion to approve City Council Meeting Minutes for April 18, 2022, and April 25, 2022 – Hernandez, seconded by Magill; motion passed with all ayes. 5/0

REGULAR AGENDA-

- 2. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas approving Work Order No. 5 under the Master Agreement for Professional Engineering Services with Garver, LLC. for the purpose of providing engineering services for the Ard Road to Robinwood Drive water line; in an amount not to exceed Fifty Eight Thousand Four Hundred Fifty One Dollars and Zero Cents (\$58,451.00) authorizing the City Manager to sign; and providing an effective date (Public Works Director)**

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas approving Work Order No. 5 under the Master Agreement for Professional Engineering Services with Garver, LLC. for the purpose of providing engineering services for the Ard Road to Robinwood Drive water line; in an amount not to exceed Fifty Eight Thousand Four Hundred Fifty One Dollars and Zero Cents (\$58,451.00) authorizing the City Manager to sign; and providing an effective date – Magill, 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, authorizing the City Manager to execute a one-year extension to the Dallas County New Directions in Public Safety Grant for a term beginning May 1, 2022, to April 30, 2023, providing a severability clause; and providing an effective date (Assistant Police Chief)**

Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, authorizing the City Manager to execute a one-year extension to the Dallas County New Directions in Public Safety Grant for a term beginning May 1, 2022, to April 30, 2023, providing a severability clause; and providing an effective date – Magill, seconded by Howard; 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 Magill stated Freedom looks great.

- 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.**

Councilmember Hernandez stated he would like to see an item concerning a Charter Review Committee.

Adjourned at 7:04 p.m.

APPROVED:

Mayor Dennis K. Childress

ATTEST:

Kandi Jackson, City Secretary

Regular Session Agenda Item: 2

Meeting Date: May 16, 2022

ITEM DESCRIPTION:

Discuss and consider selection of Mayor Pro Tem for 2022-2023.

BACKGROUND OF ISSUE:

Each year following the May election the City Council considers the selection of Mayor Pro Tem. This individual represents the Mayor in his absence.

Section IV (A) of the City Council Rules of Procedure establishes guidelines for the selection of the Mayor Pro Tem.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

Copy of Section IV (A) of the City Council Rules of Procedure

A. Executive Session

The City Council may meet in executive sessions at the call of the Mayor, Mayor Pro Tem (when acting in place of the Mayor), or a majority of the City Council. The City Secretary is responsible for properly posting the agenda and attending the Executive Session to maintain the Certified Agenda. At such meeting, Council may consider those matters allowed under state law.

B. Joint Sessions

The City Council may meet with other boards and commissions in joint sessions at the call of the Mayor, Mayor Pro Tem (when acting in place of the Mayor), or a majority of the City Council at such times as the business of the City requires.

C. Recessed Meetings

Any meeting of the City Council may be recessed to a later time by a majority vote of the City Council, provided that no recess shall be for a longer period than twenty-four (24) hours. All recessed meetings must set a time to reconvene.

D. Work Session

The City Council may hold work sessions to receive briefings and background information from the staff and consultants. Work session meetings shall be at a time and place established by the Council. Work Sessions shall comply with all provisions of the Texas Open Meetings Act. No official action may be taken by the Council in a work session meeting, although the Council may give direction to the staff on issues under consideration.

II. **PRESIDING OFFICER OF THE CITY COUNCIL AND DUTIES**

A. Presiding Officer

The Mayor shall preside over the meetings of the City Council.

The Mayor Pro Tem shall be selected from among the members of the City Council at the first regular meeting following the general election at which all Council Places have been filled. The Mayor Pro Tem shall perform all duties of the Mayor in his absence.

In the absence of both the Mayor and Mayor Pro Tem, the City Secretary shall call the meeting to order and shall call upon the Council to select a member to act as presiding officer.

B. Preservation of Order

The presiding officer shall have the authority to maintain the order and decorum of a meeting.

Regular Session Agenda Item: 3

Meeting Date: May 16, 2022

ITEM DESCRIPTION:

Direct Staff concerning the selection of a Charter Review Committee

BACKGROUND OF ISSUE:

The City Charter states "...the Mayor and each Councilmember selecting two (2) members for appointment. Such Commission shall review the Charter and make recommendation to the City Council as to any necessary amendments..." Staff is seeking direction from Council concerning the selection of the Charter Review Committee.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

EXHIBITS:

Copy of Section 9.05 Amendment and Charter Review

Section 9.05 Amendments and Charter Review

(a) This Charter may be amended at any time in accordance with the provisions applicable thereto contained in Chapter 9 of the TEXAS LOCAL GOVERNMENT CODE or any amendment thereto or any amendments in that may be made hereafter thereto. This Charter may be amended no more than once every two (2) years as provided by the laws of the State of Texas.

(b) The City Council shall appoint a Citizens Charter Review Commission not less than every six (6) years, with the Mayor and each Councilmember selecting two (2) members for appointment. Such Commission shall review the Charter and make recommendation to the City Council as to any necessary amendments.

Regular Session Agenda Item:

Meeting Date: May 16, 2022

ITEM DESCRIPTION:

Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas amending the Master Fee Schedule to add applicable fees related to providing fax services to Library Patrons; and providing an effective date.

BACKGROUND OF ISSUE:

The City has previously adopted a Master Fee Schedule setting out the fees charged for goods and services provided by departments within the City. The library currently does not offer fax services. We have patrons come in regularly wanting to fax, more so since Goin Postal closed. On or about April 19, 2022, the Library Board met and made a recommendation to charge \$0.50 per page for fax services.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

EXHIBITS:

Minutes from the April 19, 2022 Library Board Meeting

**A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS
RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SEAGOVILLE, TEXAS, AMENDING THE MASTER FEE SCHEDULE TO
ADD APPLICABLE FEES RELATED TO PROVIDING FAX SERVICES
TO LIBRARY PATRONS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City has previously adopted a Master Fee Schedule setting out the fees charged for goods and services provided by departments within the City; and

WHEREAS, the library currently does not offer fax services but has increasingly had patrons requesting those services; and

WHEREAS, the Library Board could, for a reasonable fee to cover its expenses, provide those services; and

WHEREAS, the Library Board recommends charging \$0.50 per page for fax services as a reasonable fee to cover the Library's attendant expenses; and

WHEREAS, the City Council finds it in the best interest of the City and its citizens that the Master Fee Schedule be amended to add such fees as set forth herein.

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

SECTION 1. The Master Fee Schedule is hereby amended to add the following fees:

A. <u>Under "Miscellaneous Charges":</u>		
Faxing	Per Page	\$0.50

SECTION 2. In the event there is a conflict between the fees set forth herein and any previous fees adopted by ordinance or resolution, the fees set forth in this Resolution shall supersede any previous fees adopted by ordinance or resolution.

SECTION 3. That all provisions of the Resolutions of the City of Seagoville, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the City not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 4. This Resolution and the fees established herein shall take effect upon passage of this Resolution.

DULY PASSED by the City Council of the City of Seagoville, Texas, on the 16th day of May 2022.

APPROVED:

DENNIS K. CHILDRESS, MAYOR

ATTEST:

KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:

VICTORIA W. THOMAS, CITY ATTORNEY

Regular Session Agenda Item: 5

Meeting Date: May 16, 2022

ITEM DESCRIPTION:

Receive a presentation of the City of Seagoville's 2nd Quarter Financial Report for Fiscal Year 2022.

BACKGROUND OF ISSUE:

Gail French, Director of Finance presents the City's 2nd quarter financial report for FY 2022.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

None

EXHIBITS:

2nd Quarter FY 2022 Financial Reports
Council Power Point Presentation



Memo

Date: May 9, 2022
To: Pat Stallings, City Manager
From: Gail French, Director of Finance
Subject: March 2022 Financial Reports

This memo accompanies the March 2022 Revenue and Expense Reports for the City of Seagoville, and highlights selected financial activities for the first 6 months of FY 2022. The first six months of the fiscal year represents 50% of the total fiscal year, and this memo provides an explanation of variances from that standard.

General Fund

Revenues: General fund total revenue for the first 6 months of the fiscal year is above budget expectations (actual 82.3% vs. expected 50%). The current year fiscal **Property tax** revenue collections are slightly lower compared to last year's collection rate (103.8% vs. 109.9%). **Sales Tax** revenue collections are above budget expectations (60.1% vs. 50.0%). Sales tax revenues continue to hold strong. In **Franchise Fee** revenue, the comparative collection trend for FY 2022 vs. FY 2021 appears below:

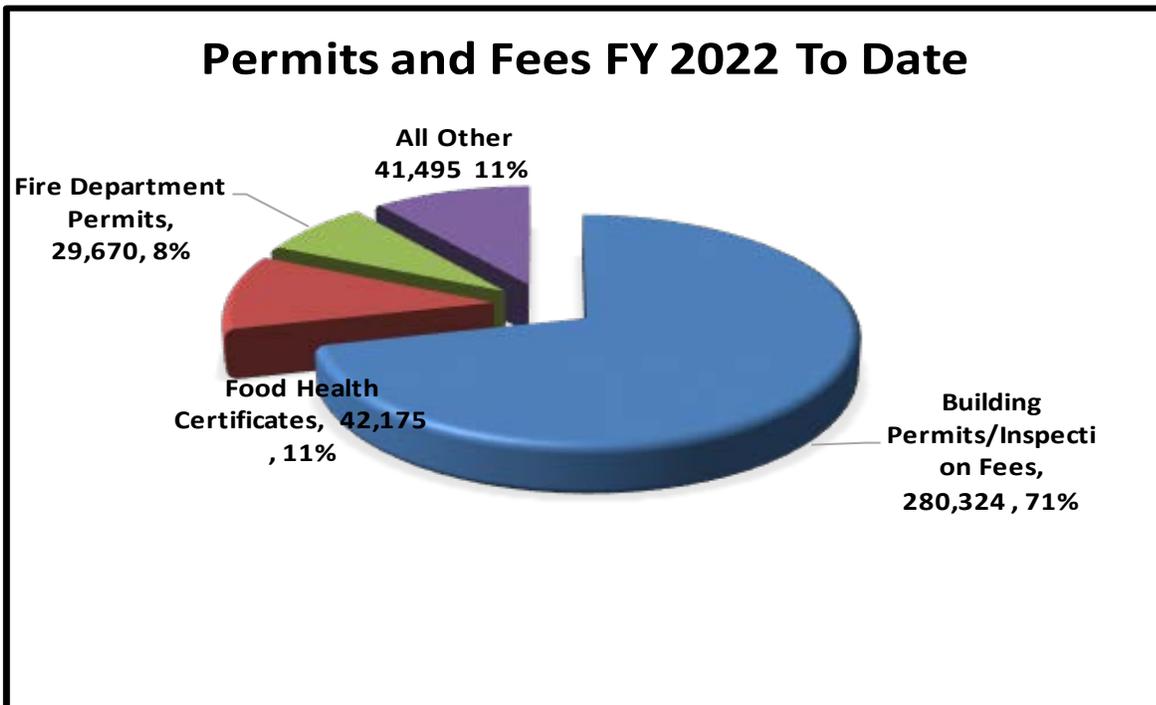
Description	FY 2022 Amount	FY 2021 Amount	Increase (Decrease)
ONCOR	\$ 212,694	\$ 200,522	\$ 12,172
Telephone	9,137	5,340	3,797
Republic Services	32,515	27,577	4,938

Telephone Franchise Fees are up compared to this time last year despite state legislation reducing the amount of revenue available for cities to collect. **Franchise Fee** receipts in total are higher than budget expectations. **(57.9% vs. 50.00%)**

Permits & Fees There were 590 Residential permits issued in the first six months for a total of \$223,325.00. Ninety of those were for new construction (Seagoville Farms 58, Wellington Farms 23). There were 59 Commercial permits issued for a total of \$41,713.40.

The following is a comparison of FY 2022 revenue vs. FY 2021:

Description	FY 2022 Amount	FY 2021 Amount	Increase (Decrease)
Building Permits/Inspection Fees	\$ 280,324	\$ 265,129	\$ 15,195
Food Health Certificates	42,175	39,110	3,065
Fire Department Permits	29,670	20,061	9,609



Sanitation revenue is slightly above budget expectations (54.9% actual vs. 50.0% expected). The FY 2022 YTD revenue amount exceeds the FY 2021 YTD revenue amount (\$606,242 vs. \$579,592).

Senior Activities revenue has approximately a 45-day lag between the end of the month and actual revenue received from the Dallas Council on Aging. **Fines** revenue reflects increased court enforcement activity from public safety contacts.

Total revenues for the first six months of the fiscal year are \$9,901,153 or 82.3% of budget. This is \$288,267 higher than the total General Fund revenues for the first six months of the previous fiscal year (\$9,612,886). This is mainly due to Property Taxes, Sales Taxes and Permit Fees received compared to last year.

Expenditures: Total General Fund expenditures are within budget expectations (47% actual vs. 50% expected).

Finance is slightly above expectations due to payout of software upgrade to Open Gov, County and Appraisal Fees, and payment to the auditors.

Building Inspection & Services is above expectations due to payout of software upgrade to Open Gov and uniforms and minor equipment for new staff as well as emergency work performed on the Library.

Information Technology is up due to an increase in Cyber Security protection and IT services from Baxter Consulting.

Non departmental is slightly above expectations mainly due to the annual premium payment to TML for workers' compensation and property/casualty insurance.

Debt Payment (Quint) is the annual payment on the financing to acquire the quint fire vehicle.

Use of Fund Balance Projects includes **Retention Pay** to Support department of **(\$15,000)**, the acquisition of a 2 **vehicles** for the **Streets and Police** departments **(\$107,271)**, and **Firefighting equipment (\$131,832)** which includes the acquisition Upgrade current SCBA Air Packs & Bottles/25 New Masks/ 8 Radio Direct Interface Voice Amplifiers; Extra fire hose; Fire Pro X Thermal Imagers (4), and a TNT Battery powered Extrication Tools, Spreader, Cutter and Hydra Ram "Rabbit Tool", **Software Upgrade (\$89,271)** and **Bldg Insp Services (\$14,940)** for the replacement of tile in restrooms and **(\$29,807)** for A/C System removal and replacement.

Water and Sewer Fund (Fund 20)

Revenues: Total Water and Sewer Fund revenues are above budget expectations (51.7% vs. 50.0%). **Water** sales usually accelerate during the summer depending upon the weather conditions. **Penalties and Interest** generates from late customer payment. **Pretreatment Sewer Revenue** charges to a few of our industrial customers to cover the cost of wastewater pretreatment required by the state to ensure the prevention of harmful materials entering the water system. **Penalty Fees** are higher than anticipated due to a renewed commitment to enforcement activities against delinquent customers.

Expenditures: The year to date expenditure trend is within expectations (49.6% actual vs. 50.00% expected).

Non departmental is above expectations due to the annual premium payment to TML for workers' compensation, property/casualty insurance and bad debt expense.

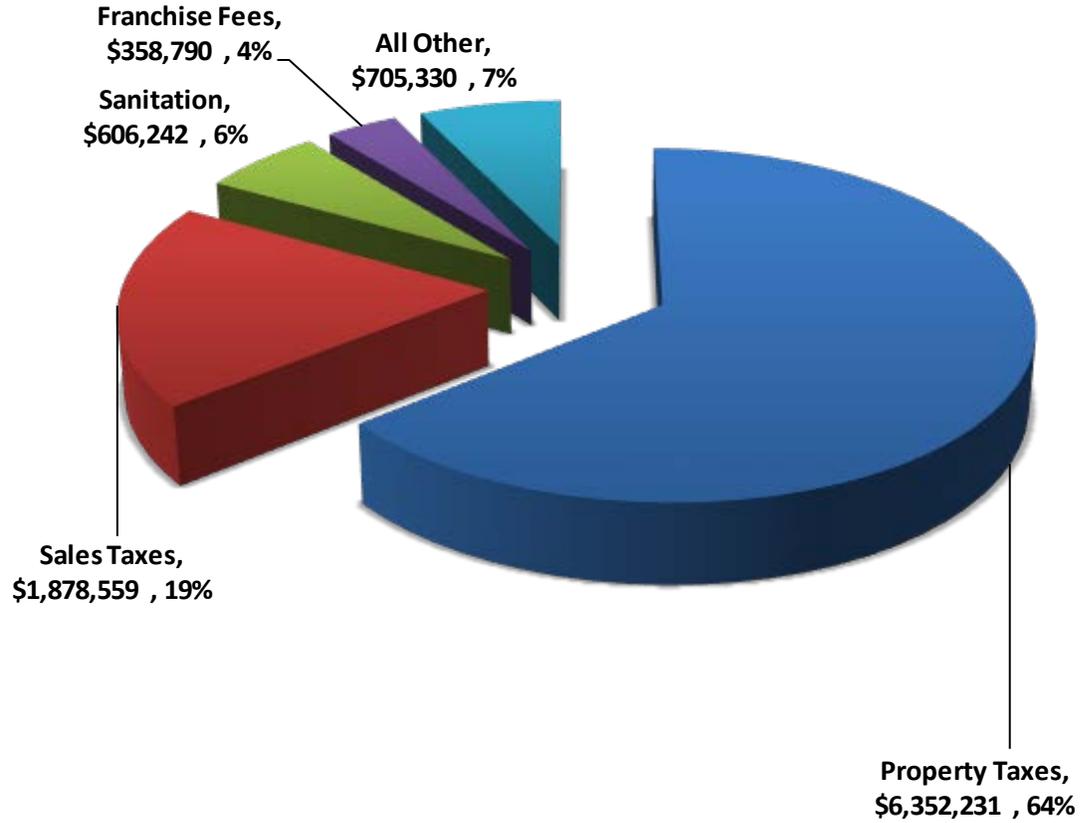
**GENERAL FUND
SUMMARY OF REVENUES AND EXPENDITURES
AS OF 3/31/22
50% OF BUDGET YEAR**

	Adopted Budget	Year to Date	% tage of Budget
REVENUES:			
Property Taxes	\$6,119,484	\$6,352,231	103.8%
Sales Taxes	3,125,108	1,878,559	60.1%
Franchise Fees	619,150	358,790	57.9%
Sanitation	1,104,000	606,242	54.9%
All Other	<u>1,056,404</u>	<u>705,330</u>	66.8%
TOTAL REVENUES	\$12,024,146	\$9,901,153	82.3%
Transfers In:	379,904	203,752	53.6%
EXPENDITURES:			
Public Safety	\$6,894,412	\$3,162,304	45.9%
Community Development	1,800,382	792,454	44.0%
Community Services	1,582,467	718,876	45.4%
General Government	1,159,476	616,944	53.2%
Non departmental	<u>450,913</u>	<u>291,560</u>	64.7%
TOTAL EXPENDITURES	\$11,887,650	\$5,582,138	47.0%
One Time Use of Fund Balance	2,033,409	1,370,438	67.4%

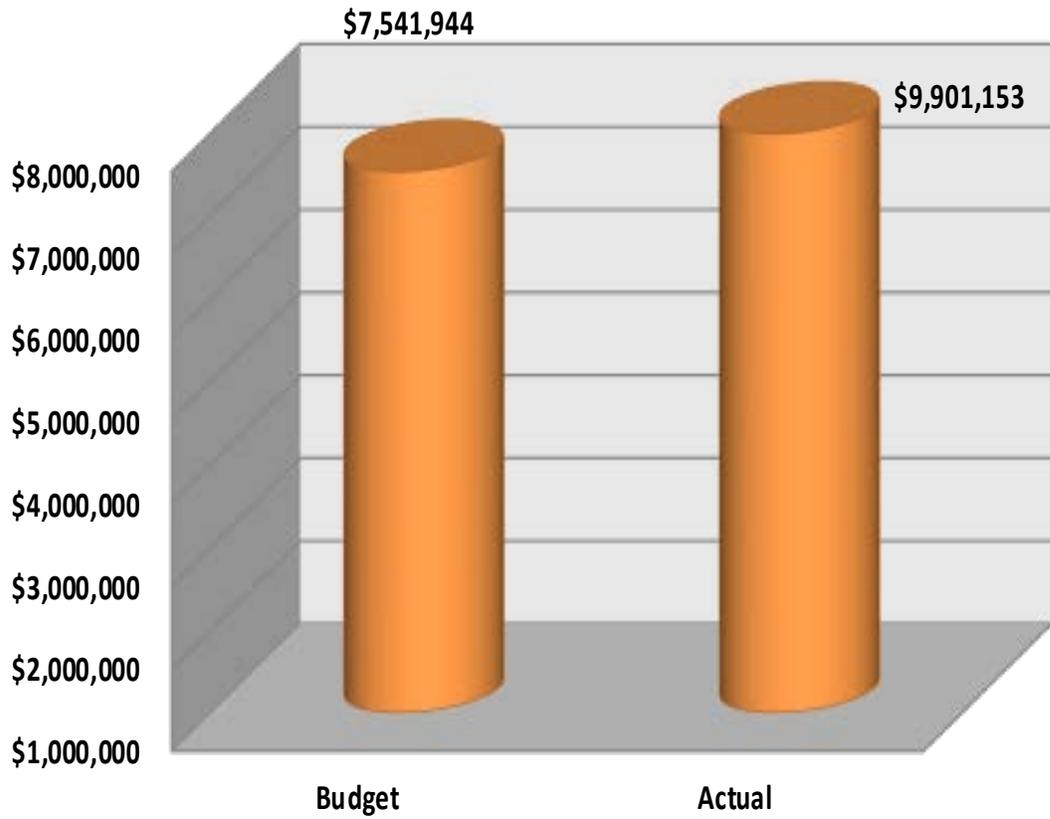
**GENERAL FUND
SUMMARY OF REVENUES AND EXPENDITURES
FOR FISCAL YEAR 2021-22
AS OF 3/31/22
50 % OF BUDGET YEAR**

	LAST YEAR			THIS YEAR		
	Annual Budget	Year-to-Date	% of Budget	Annual Budget	Year-to-Date	% of Budget
Revenues:						
Property Taxes	\$5,282,560	\$5,803,672	109.9%	\$6,119,484	\$6,352,231	103.8%
Sales Taxes	\$2,858,320	\$1,521,391	53.2%	\$3,125,108	\$1,878,559	60.1%
Franchise Fees	\$650,150	\$318,136	48.9%	\$619,150	\$358,790	57.9%
Permits & Fees	\$336,045	\$381,653	113.6%	\$436,655	\$393,664	90.2%
Sanitation	\$1,104,000	\$579,592	52.5%	\$1,104,000	\$606,242	54.9%
Senior Activities	\$40,100	\$25,623	63.9%	\$44,000	\$38,400	87.3%
Fines	\$243,625	\$194,604	79.9%	\$290,000	\$191,075	65.9%
Interest	\$25,000	\$3,374	13.5%	\$10,000	\$1,993	19.9%
SAFER Grant(Fire)	\$145,749	\$82,645	56.7%	\$145,749	\$64,308	44.1%
SEDC Capital Grant	\$100,000	-	0.0%	\$100,000	\$0	0.0%
Miscellaneous	\$30,000	\$7,195	24.0%	\$30,000	\$15,890	53.0%
Total Revenues	\$10,815,549	\$9,612,886	88.9%	\$12,024,146	\$9,901,153	82.3%

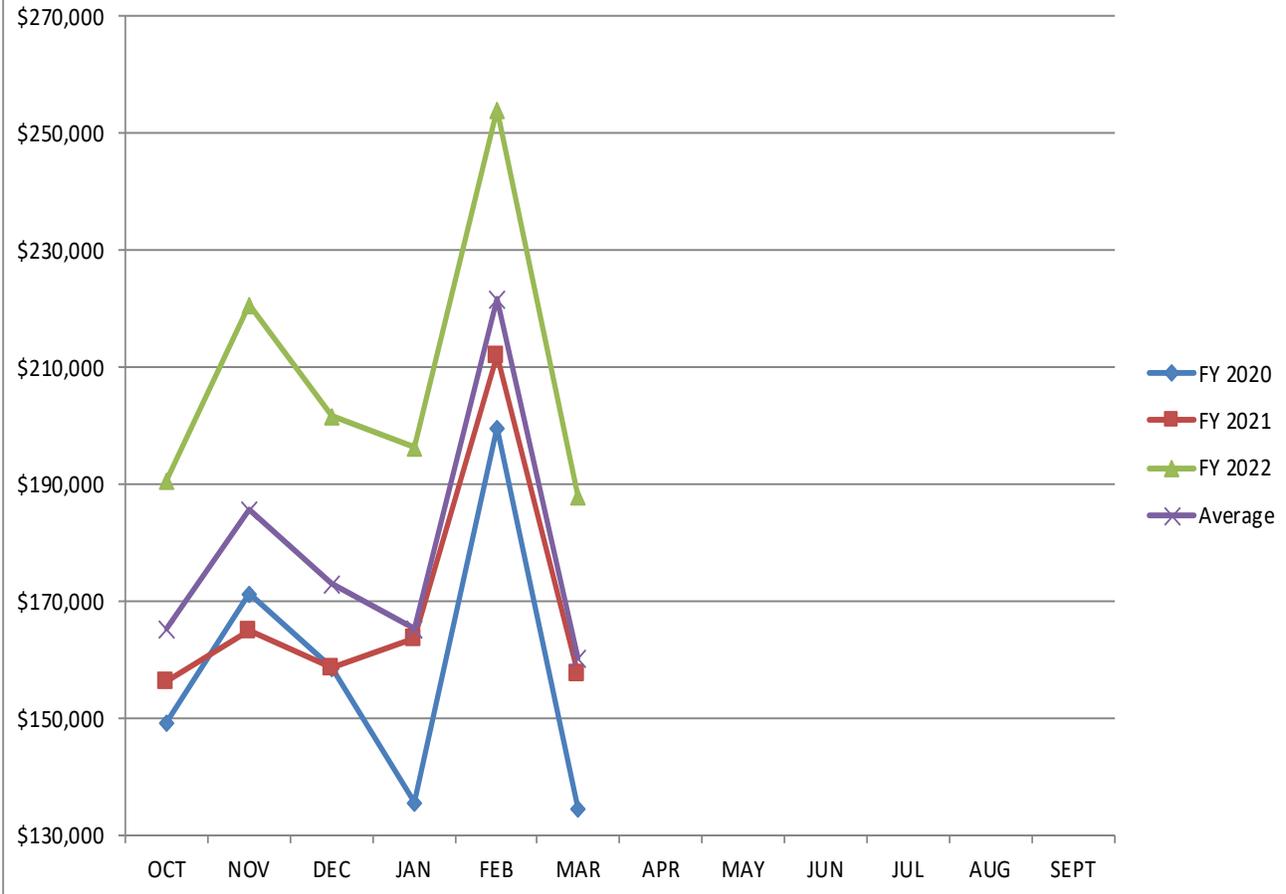
**General Fund Revenues
2nd Quarter, FY 2022
Total \$9,901,153**



Year to Date Revenue Comparison General Fund

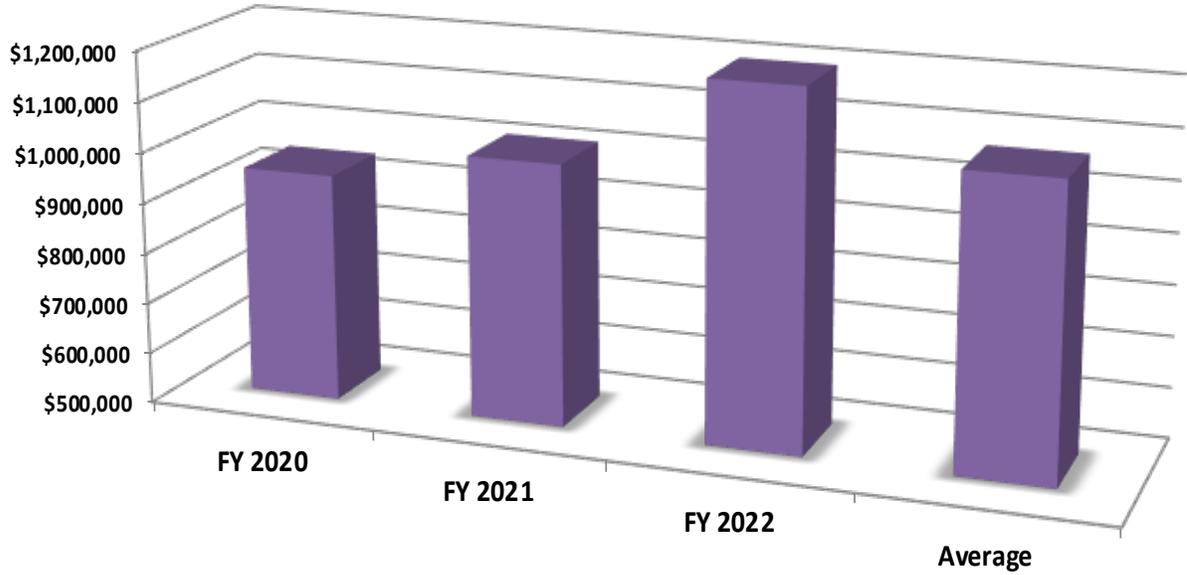


General Fund Sales Tax Comparison



	FY 2020	FY 2021	FY 2022	Three Year Average
OCT	149,232.47	156,466.05	190,825.92	165,508.15
NOV	171,421.83	165,176.32	220,810.91	185,803.02
DEC	158,776.26	158,595.92	201,749.86	173,040.68
JAN	135,551.38	163,822.10	196,537.55	165,303.68
FEB	199,771.70	212,017.52	254,002.15	221,930.45
MAR	134,785.46	157,843.43	188,038.12	160,222.33

Fiscal Year to Date Comparison - Sales Tax



	FY 2020	FY 2021	FY 2022	Three Year Average
Fiscal Year To Date	949,539.09	1,013,921.33	1,251,964.50	1,071,808.31



Sales & Use Tax Monthly Summary General Fund

March, 2022

History by Month					
Month	FY 19-20	FY 20-21	FY 21-22	Inc/(Dec) From Last Year	Percent +/-
October	\$ 149,232.47	\$ 156,466.05	\$ 190,825.92	\$ 34,359.87	22.0%
November	\$ 171,421.83	\$ 165,176.32	\$ 220,810.91	\$ 55,634.59	33.7%
December	\$ 158,776.26	\$ 158,595.92	\$ 201,749.86	\$ 43,153.95	27.2%
January	\$ 135,551.38	\$ 163,822.10	\$ 196,537.55	\$ 32,715.45	20.0%
February	\$ 199,771.70	\$ 212,017.52	\$ 254,002.15	\$ 41,984.63	19.8%
March	\$ 134,785.46	\$ 157,843.43	\$ 188,038.12	\$ 30,194.69	19.1%
April	\$ 136,638.63	\$ 132,102.35	\$ -		0.0%
May	\$ 170,986.48	\$ 230,658.28	\$ -		0.0%
June	\$ 159,418.41	\$ 185,749.46	\$ -		0.0%
July	\$ 178,499.43	\$ 192,486.72	\$ -		0.0%
August	\$ 191,408.19	\$ 219,679.89	\$ -		0.0%
September	\$ 171,196.30	\$ 175,919.10	\$ -		0.0%
Total General Fund	\$ 1,957,686.52	\$ 2,150,517.11	\$ 1,251,964.50	\$ 238,043.18	23.5%

Actual to Budget					
GF Budget FY 2022				\$ 2,094,268	
	<u>PERCENT YTD</u>	<u>AMOUNT YTD</u>			
Target to Budget	50.00%	\$ 1,047,134.00			
Actual to Budget	59.78%	\$ 1,251,964.50			
Amount Over/(Under)		\$ 204,830.50			
Percent +/-		9.78%		<u>OVER/(UNDER)</u>	<u>% +/-</u>
September 30 Forecast			\$ 2,655,404	\$ 561,136	26.8%

Actual to Actual					
	FY 19-20	FY 20-21	FY 21-22	Inc/(Dec) From Last Year	Percent +/-
Year to Date	\$ 949,539.09	\$ 1,013,921.33	\$ 1,251,964.50	\$ 238,043.18	23.5%

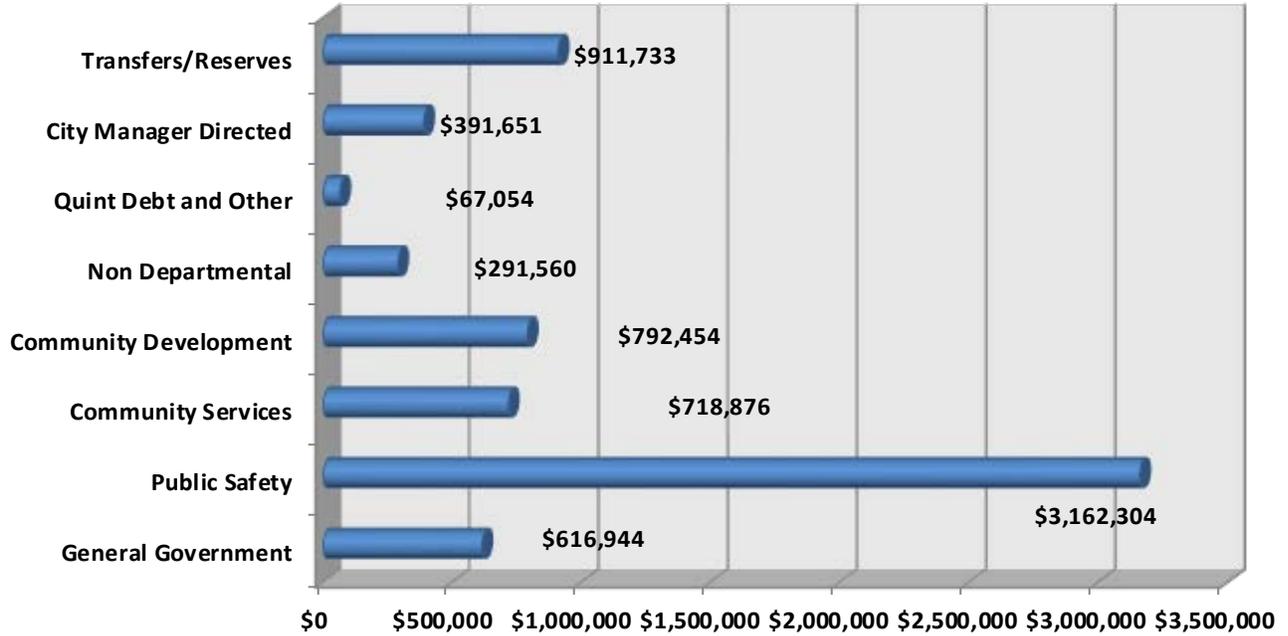
Total Sales Tax & Distribution				
	<u>General Fund</u>	<u>PTR</u>	<u>4B</u>	<u>Total</u>
This Month	\$ 188,038.12	\$ 94,019.06	\$ 94,019.06	\$ 376,076.23
Year to Date	\$ 1,251,964.50	\$ 625,982.25	\$ 625,982.25	\$ 2,503,929.00

NOTE: SALES TAX IS RECEIVED FROM THE STATE TWO MONTHS AFTER THE ACTUAL SALE DATE.

**GENERAL FUND
SUMMARY OF REVENUES AND EXPENDITURES
FOR FISCAL YEAR 2021-22
AS OF 3/31/22
50 % OF BUDGET YEAR**

	LAST YEAR			THIS YEAR		
	Annual Budget	Year-to-Date	% of Budget	Annual Budget	Year-to-Date	% of Budget
Expenditures:						
City Council	\$9,450	\$0	0.0%	\$9,650	\$21	0%
City Manager	\$251,386	\$117,517	46.7%	\$268,913	\$136,248	51%
City Secretary	\$124,934	\$66,208	53.0%	\$149,173	\$79,426	53%
Finance	\$330,246	\$181,029	54.8%	\$388,341	\$219,471	57%
Animal Services	\$121,558	\$53,274	43.8%	\$181,507	\$83,525	46%
Code Enforcement	\$200,376	\$49,014	24.5%	\$207,761	\$61,801	30%
Bldg Inspection/Services	\$409,671	\$176,869	43.2%	\$472,169	\$301,748	64%
Health Inspection	\$117,217	\$50,642	43.2%	\$121,546	\$61,551	51%
Police	\$2,494,897	\$1,103,787	44.2%	\$2,973,531	\$1,343,513	45%
Planning	\$107,756	\$52,776	49.0%	\$122,965	\$16,850	14%
Fire	\$2,217,676	\$1,057,710	47.7%	\$2,643,920	\$1,287,271	49%
Municipal Court	\$179,520	\$89,069	49.6%	\$177,872	\$90,317	51%
Library	\$235,940	\$110,811	47.0%	\$237,960	\$121,319	51%
Senior Center	\$209,858	\$102,011	48.6%	\$210,708	\$88,484	42%
Streets	\$395,989	\$200,706	50.7%	\$464,405	\$211,888	46%
Sanitation	\$910,713	\$394,983	43.4%	\$955,927	\$418,755	44%
Support Services	\$868,543	\$256,550	29.5%	\$921,331	\$360,830	39%
Parks	\$242,280	\$114,569	47.3%	\$411,536	\$138,616	34%
Emergency Medical Service	\$170,709	\$85,354	50.0%	\$174,123	\$87,166	50%
Information Technology	\$139,118	\$80,469	57.8%	\$171,965	\$99,316	58%
Human Resources	\$139,379	\$62,340	44.7%	\$171,434	\$82,463	48%
Non Departmental	\$396,330	\$258,198	65.1%	\$450,913	\$291,560	65%
Total Expenditures	\$10,273,546	\$4,663,884.18	45.4%	\$11,887,650	\$5,582,138	47%
Debt Payment (Quint)	\$67,500	\$67,054	99.3%	\$67,500	\$67,054	99.3%
Transfers and Reserves	\$792,000	\$1,170,952	148%	\$911,733	\$911,733	100.0%
Use of Fund Balance Projects	\$356,098	\$203,389	57.1%	1,047,476	391,650.78	37.4%

**General Fund Expenditures, Transfers and One Time
Fund Balance Outlays
2nd Quarter FY 2022
Total \$6,952,576**



General Government

City Council, City Manager, City Secretary, Information Technology,
Human Resources and Finance

Community Development

Building Services, Code Enforcement, Streets, Parks, Planning

Community Services

Municipal Court, Library, Senior Center, Sanitation

Public Safety

Police, Fire, Ambulance, Support Services, Animal Control

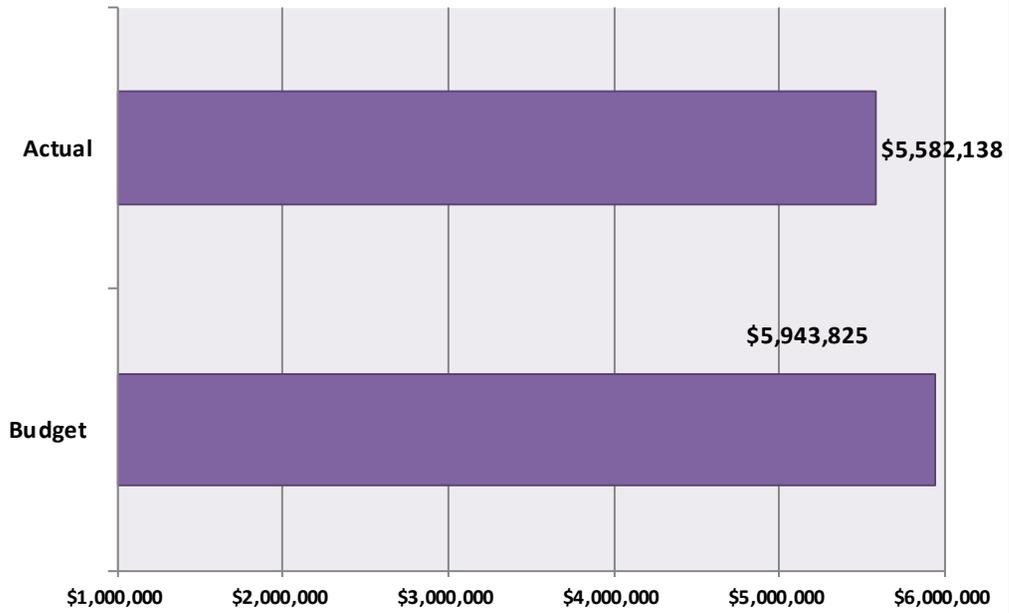
Transfers/Reserves

Transfers for Street Maintenance and Vehicle Replacement

**General Fund
Use of Fund Balance Projects
FY 2022**

	<u>Budget</u>	<u>Actual</u>
Firefighting Equipment	158,293.00	131,832.28
Software Upgrade	89,231.00	89,271.00
Street Dept Vehicle	34,000.00	56,010.35
Patrol Vehicle Purchases	230,475.00	51,260.30
Bldg Insp & Services	42,377.00	44,747.00
Retention Pay Support	20,000.00	15,000.00
Capital Outlay - Computer System	35,580.00	3,529.85
Animal Services Building Improvement	10,000.00	-
Emergency Siren Placement	25,000.00	-
Fire Veh Purchase	162,878.00	-
Parks Dept Equipment	21,449.00	-
Police Equipment	17,615.00	-
SEDC Quality of Life Projects	100,000.00	-
Tuition Reimbursement Program	5,000.00	-
Bldg Insp & Services Veh	31,391.00	
Parks Dept Vehicle	64,187.00	
Total	<u>1,047,476.00</u>	<u>391,650.78</u>

Year to Date Expenditure Comparison General Fund



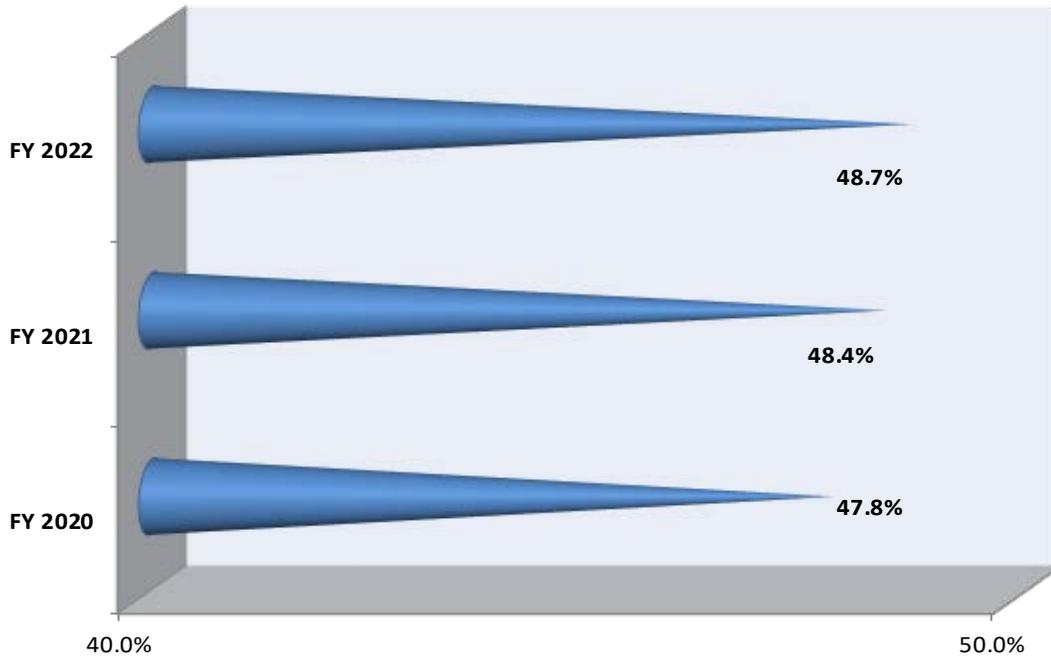
**WATER AND SEWER FUND
SUMMARY OF REVENUES AND EXPENDITURES
AS OF 3/31/22
50% OF BUDGET YEAR**

	Budget	Year to Date	% tage of Budget
REVENUES:			
Water Sales	\$3,794,159	\$1,846,819	48.7%
Sewer Sales	3,276,490	1,731,737	52.9%
All Other	<u>294,438</u>	<u>229,270</u>	77.9%
TOTAL REVENUES	\$7,365,087	\$3,807,827	51.7%
EXPENDITURES:			
Water Services	\$2,557,846	\$1,107,105	43.3%
Sewer Services	2,765,961	1,387,335	50.2%
Debt Service Transfer	1,131,077	565,539	50.0%
Non Departmental	162,191	196,281	121.0%
All Other	<u>529,619</u>	<u>289,605</u>	54.7%
TOTAL EXPENDITURES	\$7,146,694	\$3,545,864	49.6%
Use of Reserve	\$1,052,848	\$298,186	28.3%
Transfers Out	352,304	176,152	50.0%

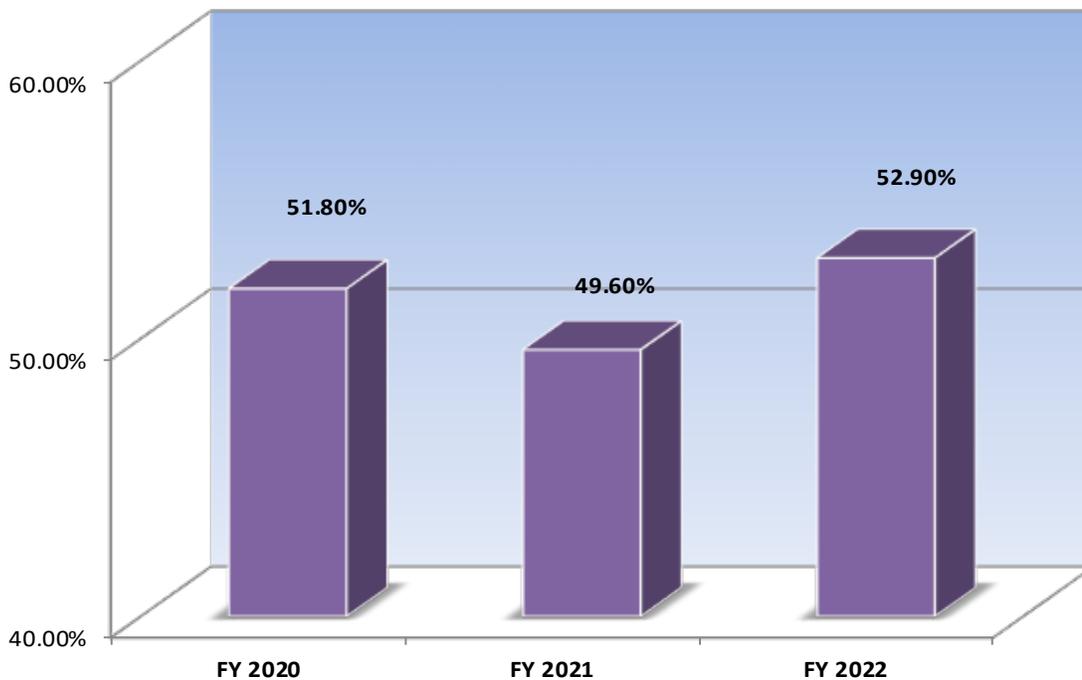
**WATER AND SEWER FUND
SUMMARY OF REVENUES AND EXPENDITURES
FOR FISCAL YEAR 2021-22
AS OF 3/31/22
50 % OF BUDGET YEAR**

	LAST YEAR			THIS YEAR		
	Annual Budget	Year-to-Date	% of Budget	Annual Budget	Year-to-Date	% of Budget
Revenues:						
Water Sales	\$3,693,520	\$1,788,148	48.4%	\$3,794,159	\$1,846,819	48.7%
Sewer Service	\$3,276,490	\$1,625,706	49.6%	\$3,276,490	\$1,731,737	52.9%
Outside Contractor Tap Fees		\$32,425	0.0%	\$0	\$12,700	0.0%
Penalties and Interest	\$135,000	\$111,683	82.7%	\$160,000	\$139,029	86.9%
Pretreatment Sewer Revenue	\$57,442	\$28,721	50.0%	\$60,938	\$28,721	47.1%
Reconnection Fees	\$50,000	\$9,050	18.1%	\$50,000	\$28,125	56.3%
Meter Installation	\$5,000	\$11,296	225.9%	\$5,000	\$4,000	80.0%
Online Payment Fee	\$7,500	\$4,833	64.4%	\$7,500	\$4,273	57.0%
Interest Earnings	\$22,500	\$6,005	26.7%	\$10,000	\$1,768	17.7%
Miscellaneous	\$1,000	\$786	78.6%	\$1,000	(\$1,604)	-160.4%
Bank and NSF Fees	\$0	\$450	0.0%	\$0	\$360	0.0%
Water Tap Fees	\$0	\$15,100	0.0%	\$0	\$8,400	0.0%
Sewer Tap Fees	\$0	\$13,100	0.0%	\$0	\$3,500	0.0%
Total Revenues	\$7,248,452	\$3,674,449	50.7%	\$7,365,087	\$3,807,827	51.7%
Transfers In:			0.0%			
Expenditures:						
Utility Administration	\$196,760	\$92,252	46.9%	\$228,306	\$116,084	50.8%
Water Services	\$2,509,062	\$982,788	39.2%	\$2,557,846	\$1,107,105	43.3%
Sewer Services	\$2,562,384	\$1,350,838	52.7%	\$2,765,961	\$1,387,335	50.2%
Customer Services	\$252,442	\$129,926	51.5%	\$301,313	\$173,521	57.6%
Non Departmental	\$112,795	\$154,528	137.0%	\$162,191	\$196,281	121.0%
Debt Service Transfer	\$1,136,605	\$568,302	50.0%	\$1,131,077	\$565,539	50.0%
Total Expenditures	\$6,770,048	\$3,278,635	48.4%	\$7,146,694	\$3,545,864	49.6%
Transfers Out	\$1,152,304	\$176,152	15.3%	\$352,304	\$176,152	50.0%
Sewer and storm sewer trailer camera setup	\$174,749	\$174,292	0.0%	-	-	0.0%
Dean Kubota Skid-steer	\$65,774	\$70,724	0.0%	-	-	0.0%
2 Kubota 60" zero turn mowers	-	-	0.0%	\$21,450	-	0.0%
3 Vehicles W&S-Constr Inspect	-	-	0.0%	\$85,000	-	0.0%
Aqua Metrics	-	-	0.0%	-	\$44,598	
Cityworks System	\$18,925	-	0.0%	\$18,925	-	0.0%
Open Gov Software Support	-	-	0.0%	\$30,833	\$30,703	99.6%
Water Rate Study	-	-	0.0%	\$32,500	-	0.0%
Scada System	-	-	0.0%	\$96,940	-	0.0%
EPA Mandates	\$54,000	\$9,215		\$20,200	\$12,067	59.7%
Vehicles	\$68,000	-	0.0%	\$68,000	-	0.0%
Ard Road Pump Station Upgrades	-	-	0.0%	-	-	0.0%
Northern Basin Interceptor Eng	\$864,700	\$257,701		\$169,000	\$159,788	94.5%
Capital Projects	-	\$37,500	0.0%	\$400,000	-	0.0%
Lift Station Condition Assessment	\$110,000	\$43,174	93.3%	\$110,000	\$51,030	46.4%

Water Revenue as a % of Budget 50% of the Fiscal Year



Sewer Revenue as a % of Budget 50% of the Fiscal Year



OTHER FUNDS: FINANCIAL SUMMARY
FOR FISCAL YEAR 2021-22
AS OF 3/31/22
50% of Budget Year

FUND #	FUND NAME	FY 2021 ACTUAL YEAR-TO- DATE REVENUES	FY 2022 ANNUAL REVENUE BUDGET	FY 2022 ACTUAL YEAR-TO- DATE REVENUES
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FY 2021 ACTUAL YEAR-TO-DATE EXPENDITURES	FY 2022 ANNUAL EXPENDITURE BUDGET	FY 2022 ACTUAL YEAR-TO-DATE EXPENDITURES
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ENTERPRISE FUNDS

21	W&S Debt Service	\$568,324	\$1,131,427	\$565,555
22	W&S Improvements	\$3,348	\$400,000	\$0
61	Storm Water	\$117,515	\$238,665	\$121,344

ENTERPRISE FUNDS

\$700,785	\$1,131,071	\$695,521
\$568,263	\$400,000	\$3,696
\$57,323	\$65,260	\$74,602

SPECIAL REVENUE FUNDS

29	Police Seizure State	-	-	-
32	Miscellaneous Grants	\$1,709	\$1,500	\$1,172
35	Recycle Revenue Fund	-	\$500	-
36	Municipal Court	\$8,975	\$14,350	\$9,294
38	Park Development	-	-	-
39	Hotel Motel Fund	\$12,936	\$27,500	\$28,758
42	Park Maintenance	-	\$2,000	\$780
45	Animal Shelter	\$1,827	\$3,000	\$2,011
46	Animal Shelter Building	\$1	\$2	\$0
47	Vehicle Replacement Fund	\$45,605	\$44,500	\$42,000
48	Technology Replacement	\$17,500	\$17,500	\$17,500
50	TLEOSE	\$1,875	\$2,000	\$1,625
56	Toy Drive Donations	\$0	\$0	\$1,074
73-79	Developers	\$50,000	-	\$80,000

SPECIAL REVENUE FUNDS

-	-	-
\$1,005	\$1,500	\$500
-	\$500	\$388
\$7,394	\$8,145	\$7,775
-	-	\$55,193
-	\$27,000	-
-	-	\$17,370
-	\$3,000	-
-	-	-
-	\$38,813	\$260
\$9,510	\$17,500	\$7,265
\$2,541	\$1,000	\$120
\$0	\$0	\$0
-	-	\$18,812

DEBT SERVICE FUND

2	General Debt Service	\$897,964	\$775,818	\$805,592
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DEBT SERVICE FUND

\$250,147	\$858,184	\$533,247
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CAPITAL PROJECTS

43	Street Maintenance	\$681,337	\$869,733	\$934,294
44	2019 Street Projects	\$1,494	\$600	\$86
54	2nd Fire Station	\$83,184	-	-
55	Covid Loc Fisc Rcv Fund	-	-	\$93,972
64	Police Station CIP	-	\$350	\$700

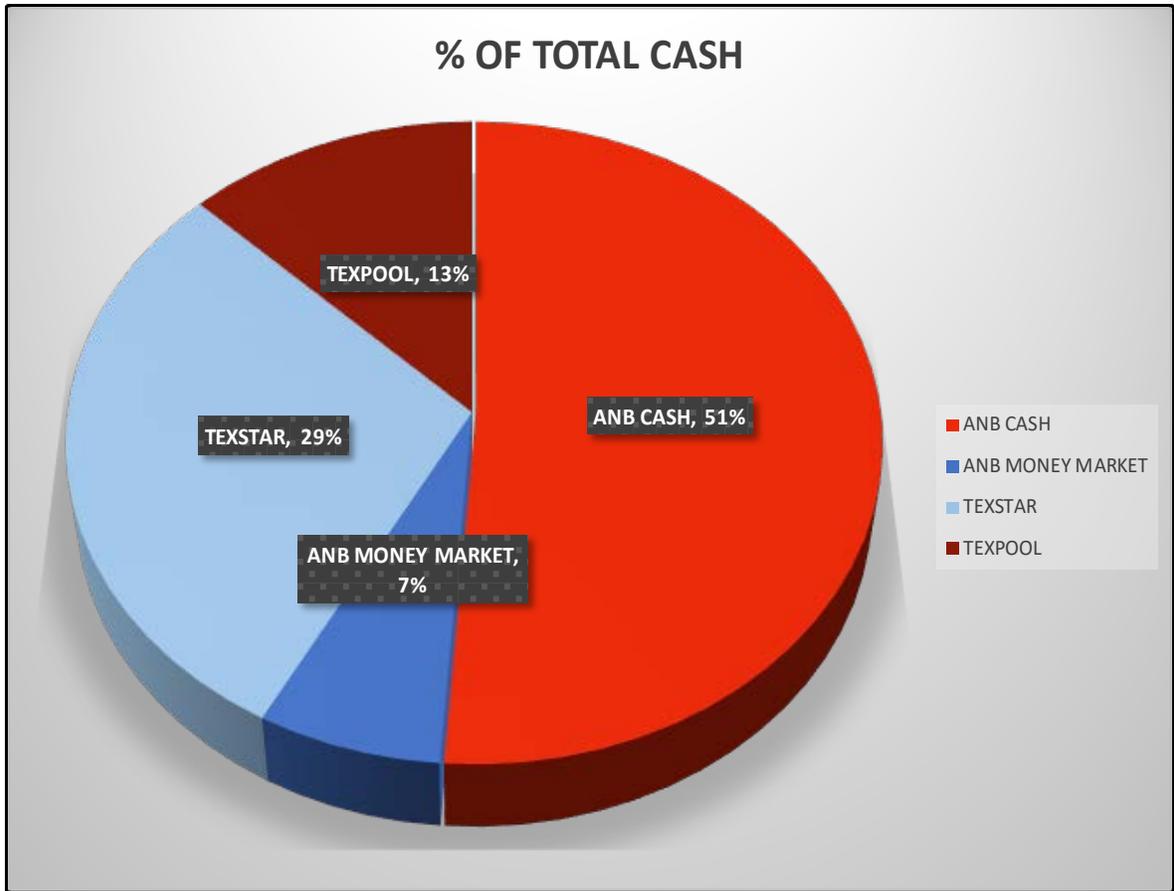
CAPITAL PROJECTS

\$706,094	\$300,000	\$361,755
\$617,331	-	\$560,576
\$608,794	-	-
-	-	-
\$1,175	\$5,500,000	\$17,493

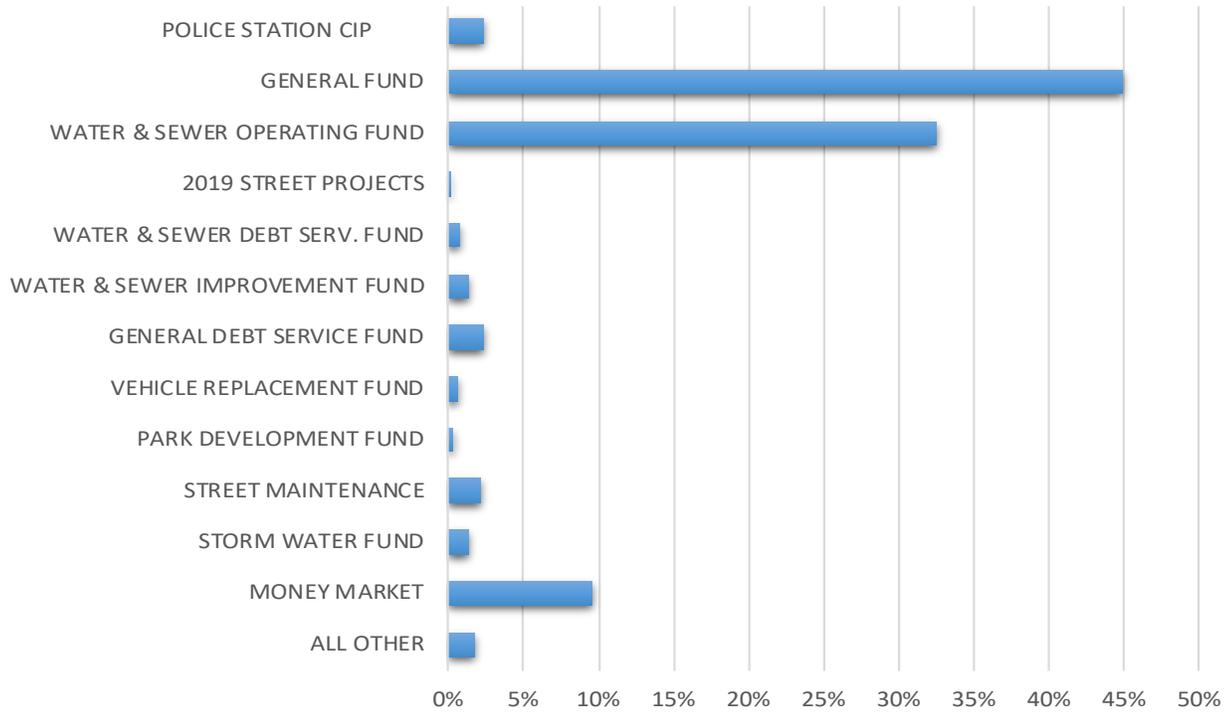
**CITY OF SEAGOVILLE
CASH REPORT
2nd QUARTER FY 2022**

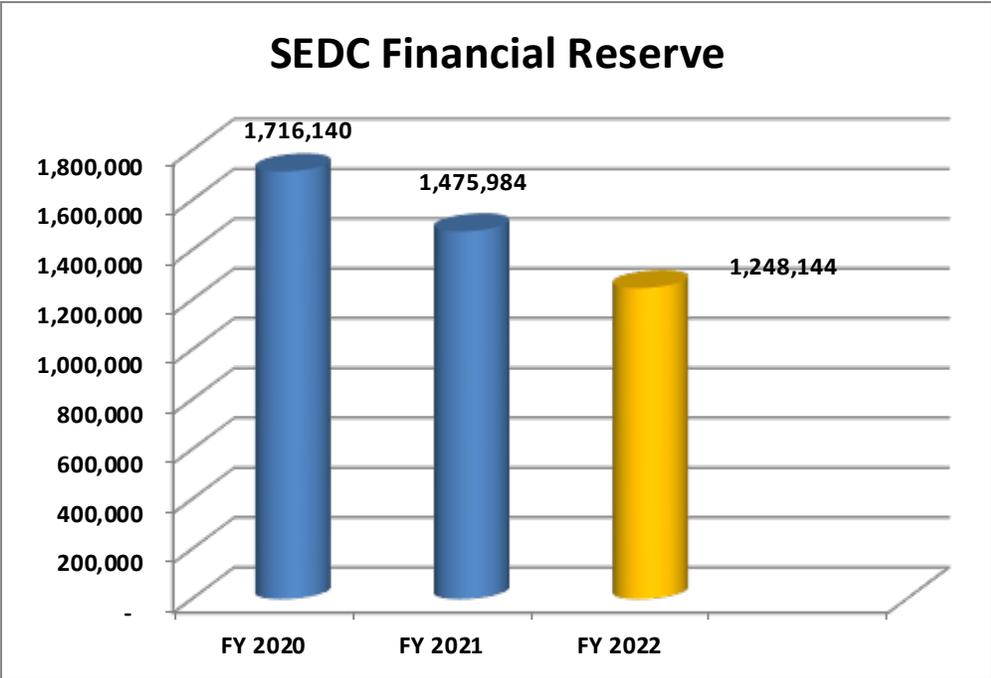
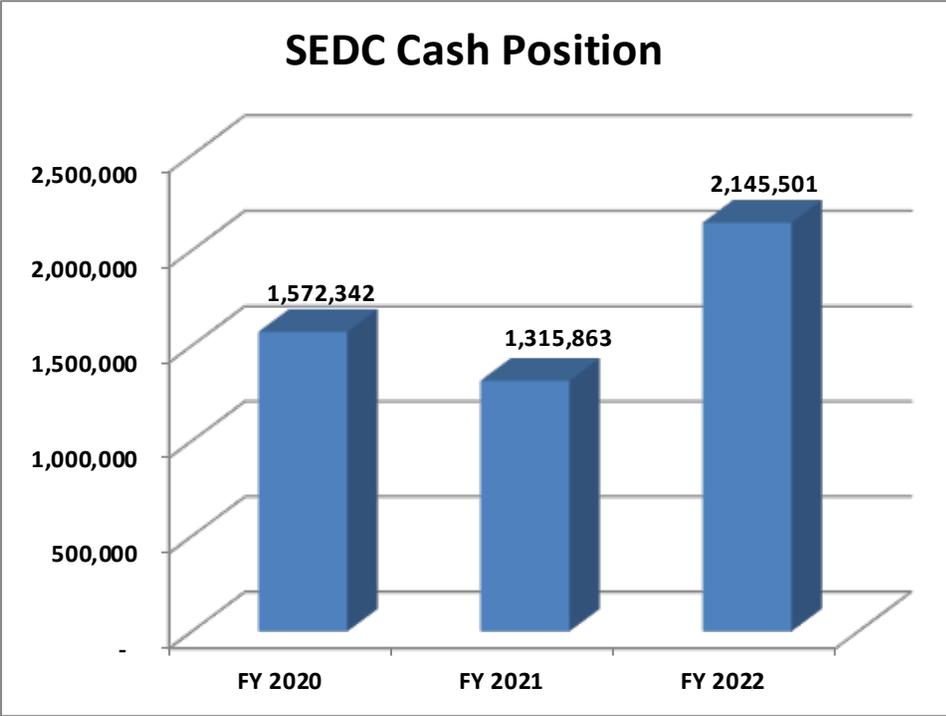
Bank Acct#	Bank Account Name	ACCT BALANCE AS OF DEC 31, 2021	CHANGES	ACCT BALANCE AS OF MAR 31, 2022
4600543237	SMART METER ACCOUNT MONEY MKT	-	-	-
*5157	GENERAL FUND MONEY MARKET ACCT	756,532.89	466.46	756,999.35
*5181	W&S MONEY MARKET ACCT	1,008,710.52	621.93	1,009,332.45
800008997	ANB Group Insurance Trust Bank	24.76	0.02	24.78
800000838	ANB PAYROLL FUND	11,633.14	191,036.11	202,669.25
4600130068	ANB ROOF	32,716.50	0.81	32,717.31
4600016705	ANB PEG	106,150.93	5,061.33	111,212.26
800007205	ANB PRIMARY	11,701,257.19	1,389,226.26	13,090,483.45
800013104	ANB ANIMAL SHELTER OPERATIONS	4,498.90	0.11	4,499.01
TOTALS	CASH ACCOUNTS	13,621,524.83	1,586,413.03	15,207,937.86
572915620	TEXSTAR- FY 2015 BONDS	148,256.29	15.87	148,272.16
572920190	TEXSTAR- 2019 BONDS	987,793.53	(652,941.86)	334,851.67
572920210	TEXSTAR- 2021 NEW POLICE STATION	5,150,357.57	552.59	5,150,910.16
572920211	TEXSTAR- 2021 CLFRF	2,089,026.79	224.11	2,089,250.90
449/1291300001	TEXPOOL-GENERAL FUND	1,598,094.80	337.04	1,598,431.84
449/1291300003	TEXPOOL-WATER AND SEWER	1,352,749.75	285.30	1,353,035.05
449/1291300004	TEXPOOL-WATER DEPOSIT FUND	325,410.57	68.59	325,479.16
449/1291300006	TEXPOOL-GOVT DEBT SVC	11,763.76	2.36	11,766.12
449/1291300007	TEXPOOL-WATER AND SEWER DEBT SVC	53,809.59	11.36	53,820.95
TOTALS	INVESTMENT ACCOUNTS	11,717,262.65	(651,444.64)	11,065,818.01
GRAND TOTAL		\$ 25,338,787.48	\$ 934,968.39	\$ 26,273,755.87

BANK	% OF TOTAL CASH
ANB CASH	51%
ANB MONEY MARKET	7%
TEXSTAR	29%
TEXPOOL	13%



% OF CASH BALANCE



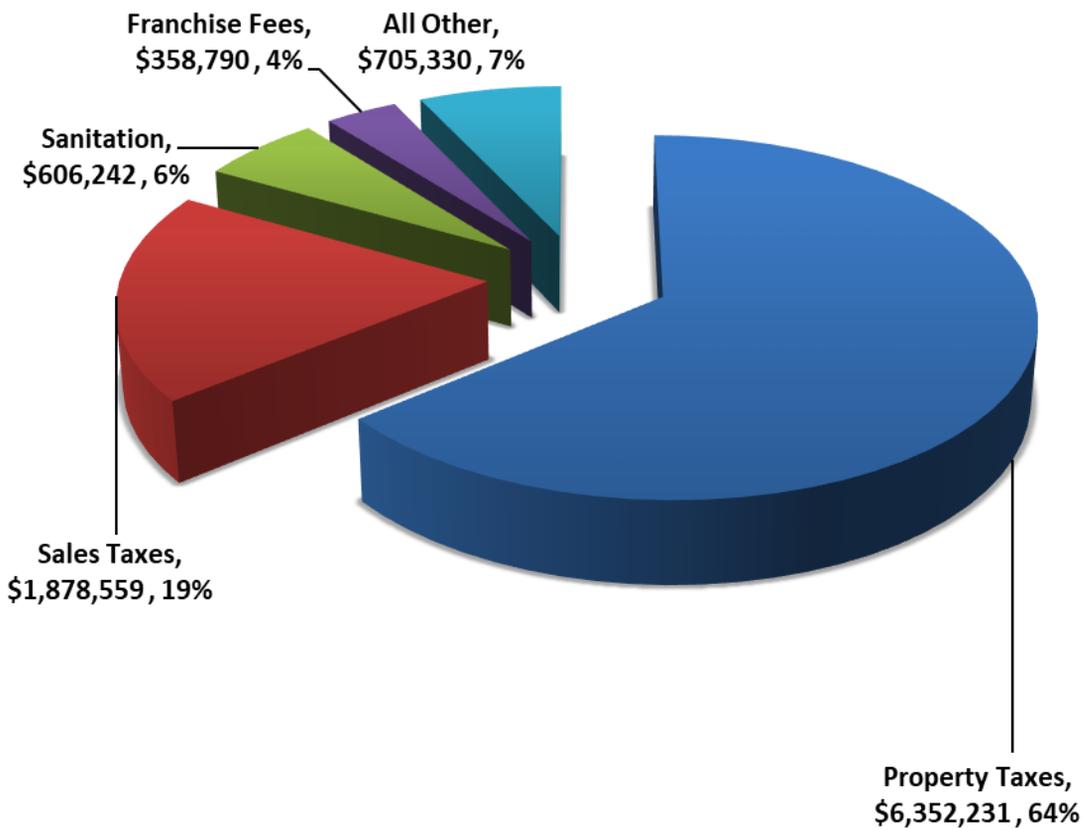




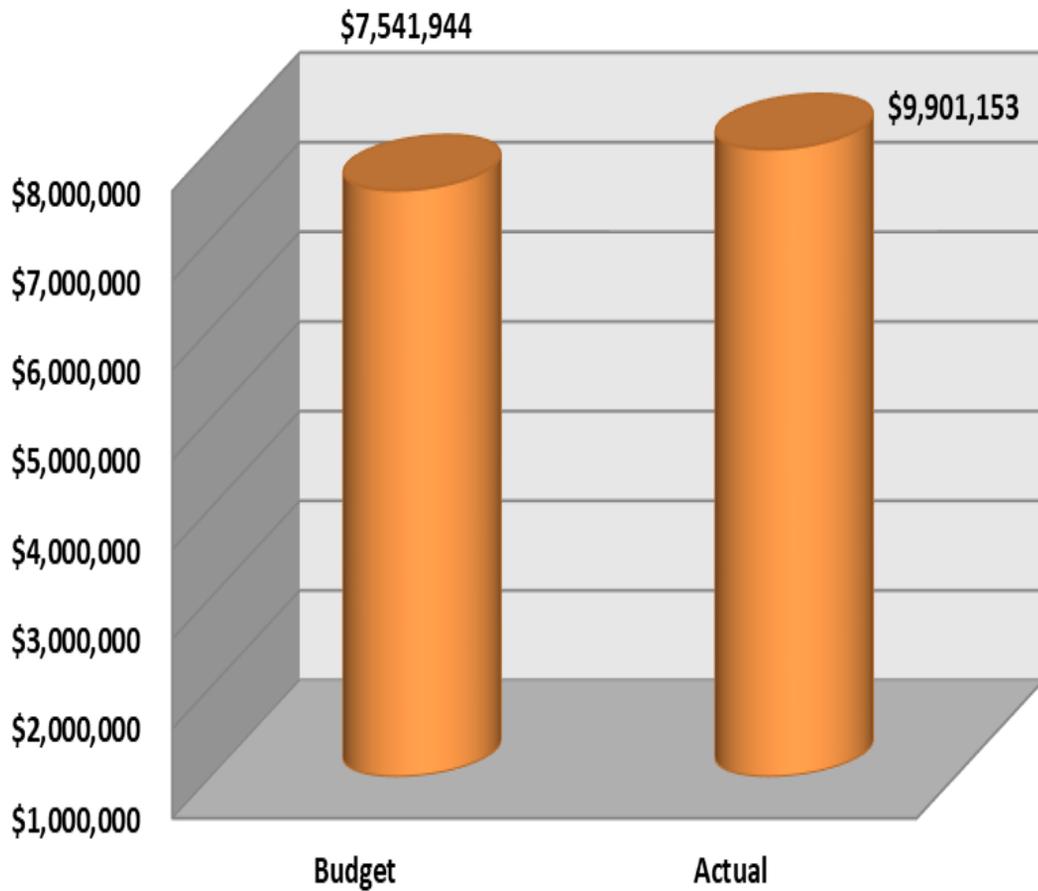
2022 Financials

March 2022

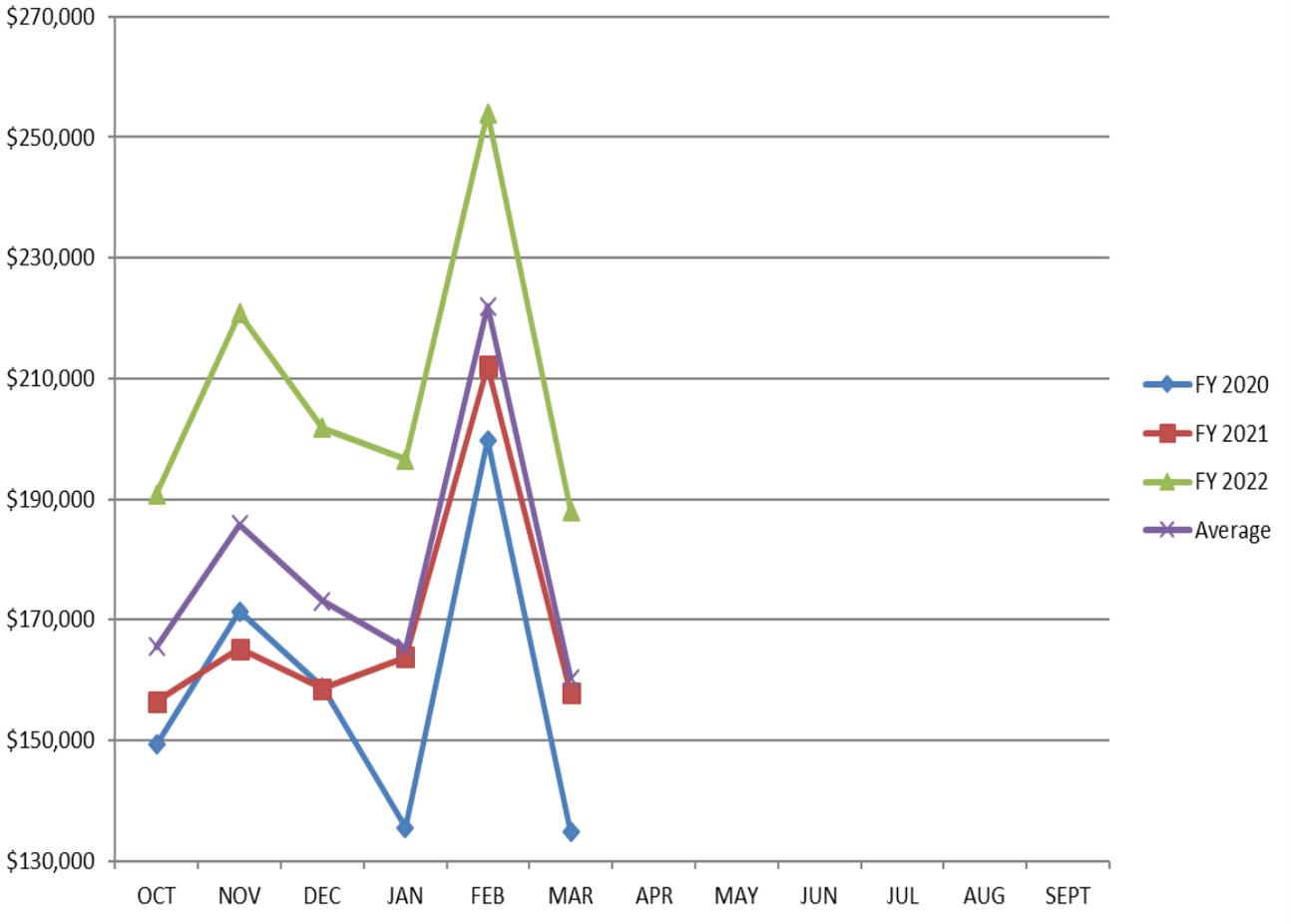
**General Fund Revenues
2nd Quarter, FY 2022
Total \$9,901,153**



Year to Date Revenue Comparison General Fund

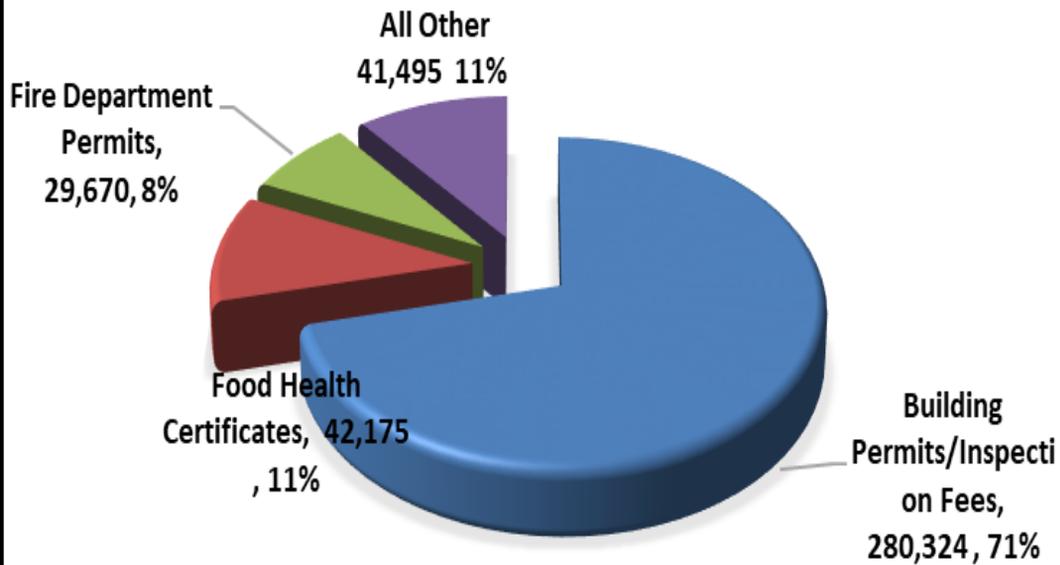


General Fund Sales Tax Comparison



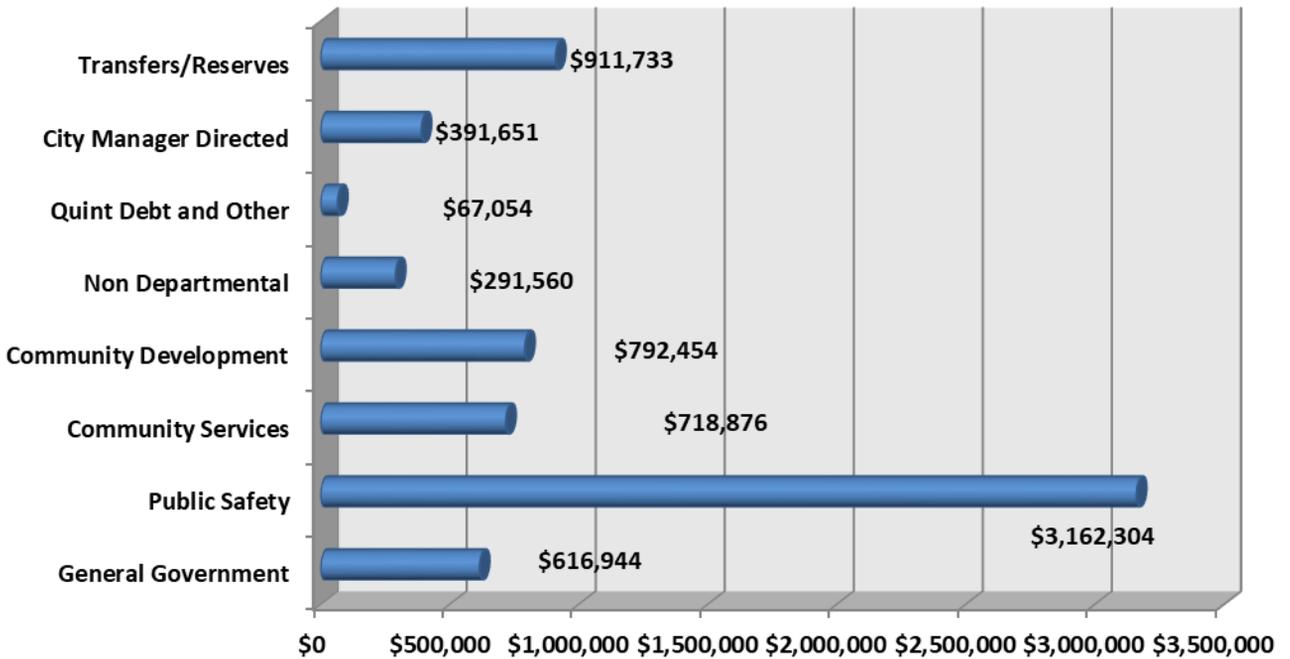
	FY 2020	FY 2021	FY 2022	Three Year Average
OCT	149,232.47	156,466.05	190,825.92	165,508.15
NOV	171,421.83	165,176.32	220,810.91	185,803.02
DEC	158,776.26	158,595.92	201,749.86	173,040.68
JAN	135,551.38	163,822.10	196,537.55	165,303.68
FEB	199,771.70	212,017.52	254,002.15	221,930.45
MAR	134,785.46	157,843.43	188,038.12	160,222.33

Permits and Fees FY 2022 To Date



Permits and Fees are revenues generated by City oversight of a broad range of community development activities.

General Fund Expenditures, Transfers and One Time Fund Balance Outlays 2nd Quarter FY 2022 Total \$6,952,576



General Government

City Council, City Manager, City Secretary, Information Technology, Human Resources and Finance

Community Development

Building Services, Code Enforcement, Streets, Parks, Planning

Community Services

Municipal Court, Library, Senior Center, Sanitation

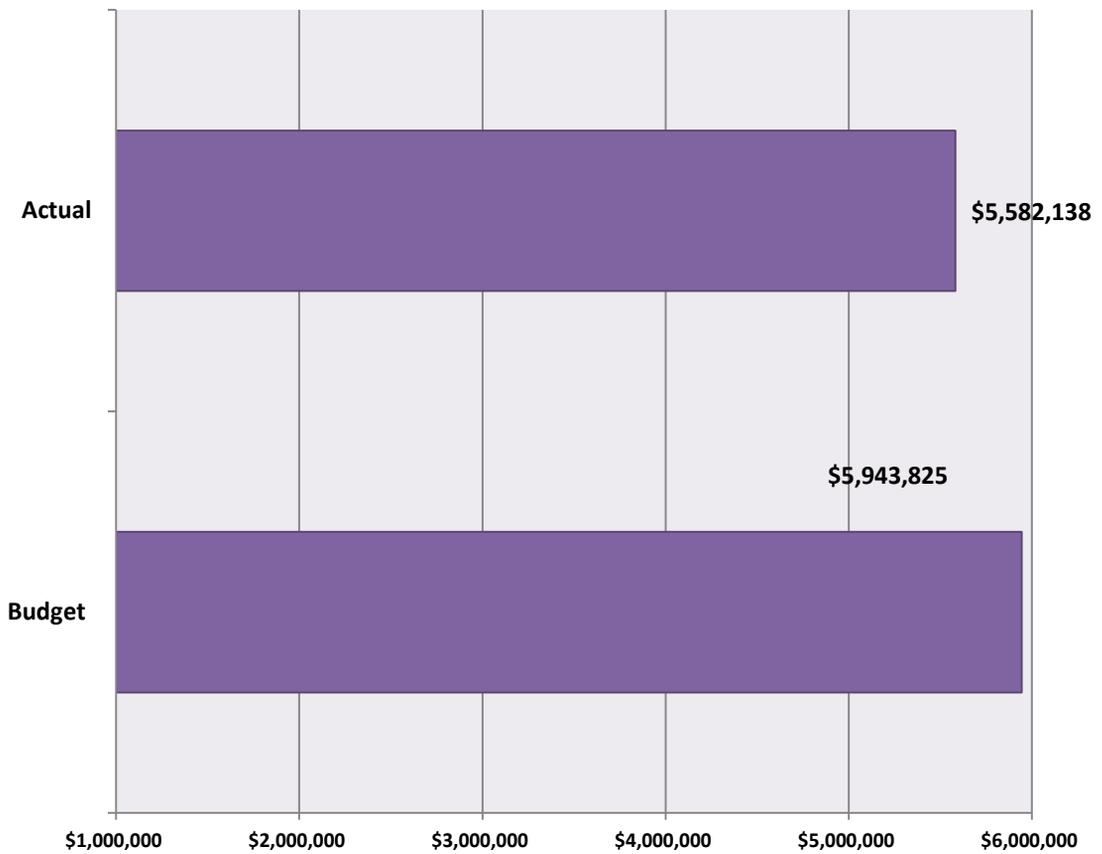
Public Safety

Police, Fire, Ambulance, Support Services, Animal Control

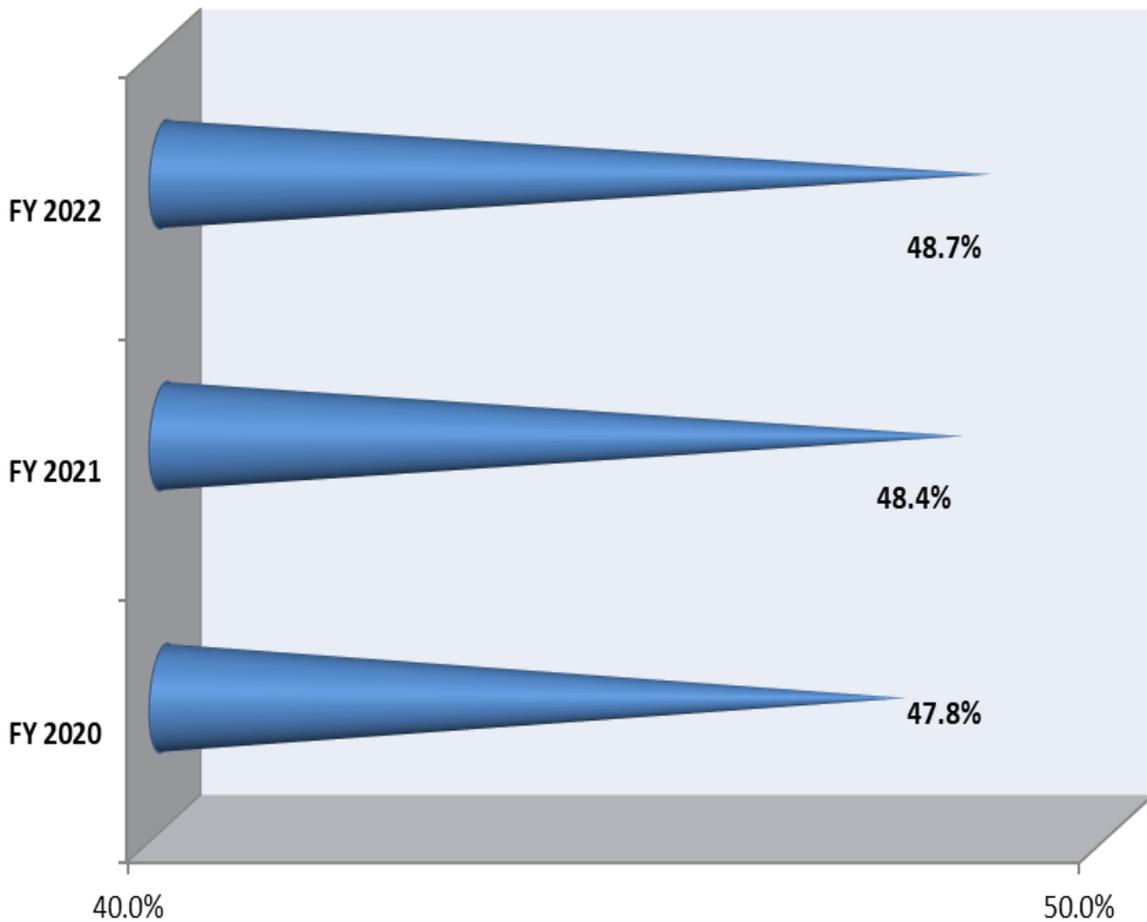
Transfers/Reserves

Transfers for Street Maintenance and Vehicle Replacement

Year to Date Expenditure Comparison General Fund

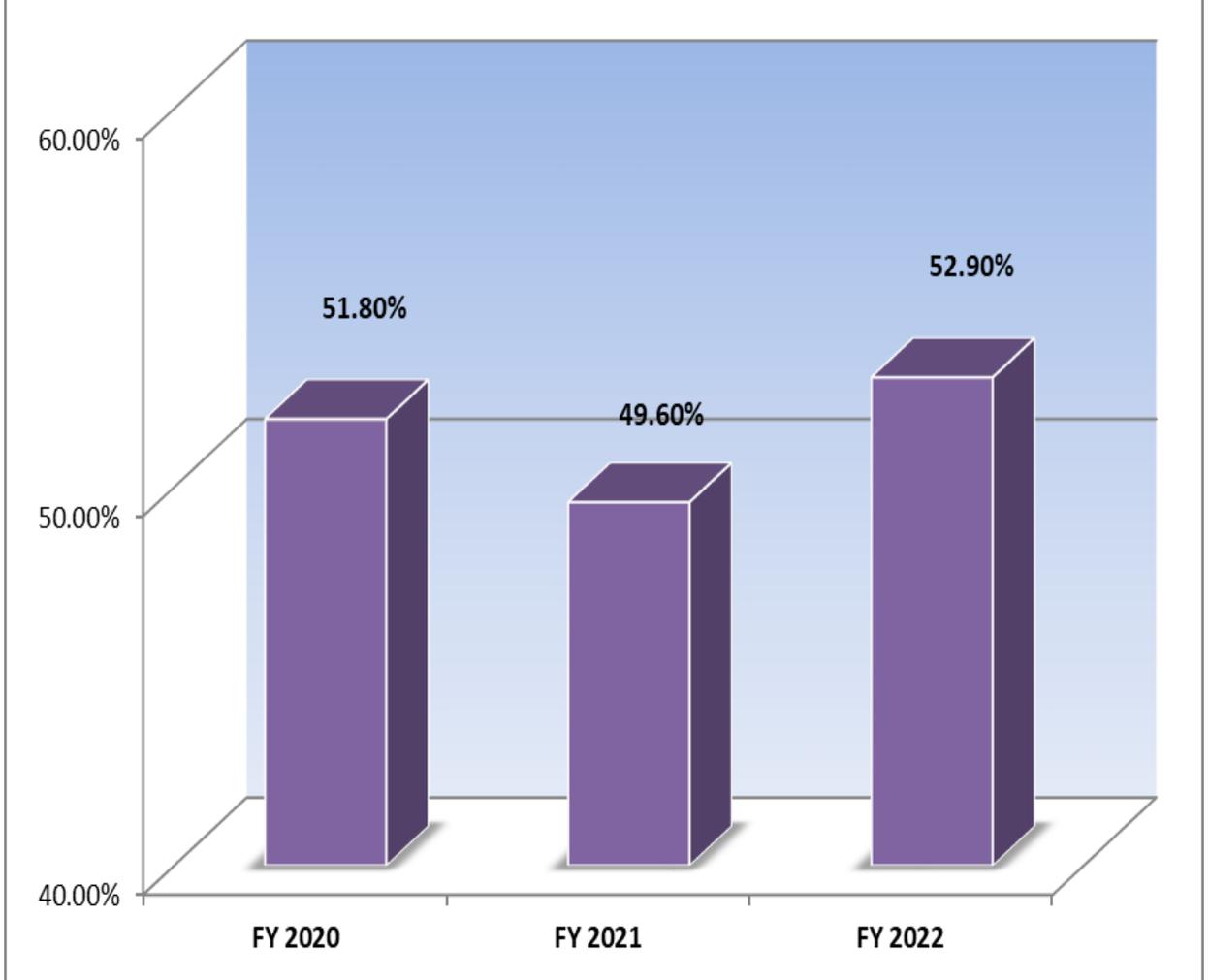


Water Revenue as a % of Budget 50% of the Fiscal Year



The Fiscal Year End water revenue is slightly below budget for the year.

Sewer Revenue as a % of Budget 50% of the Fiscal Year



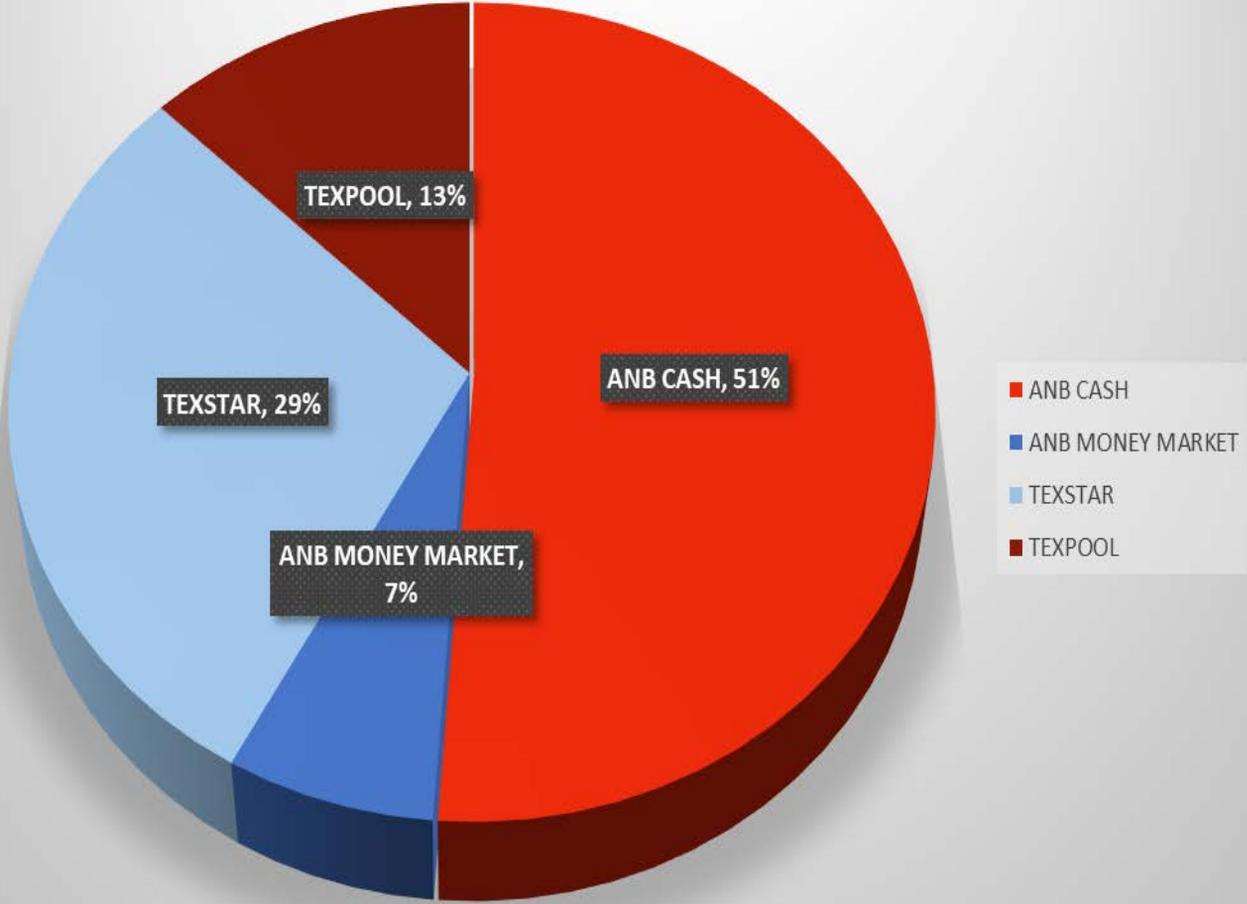
FY 2021 sewer revenue was slightly above budget expectations.

CITY OF SEAGOVILLE
CASH REPORT
2nd QUARTER FY 2022

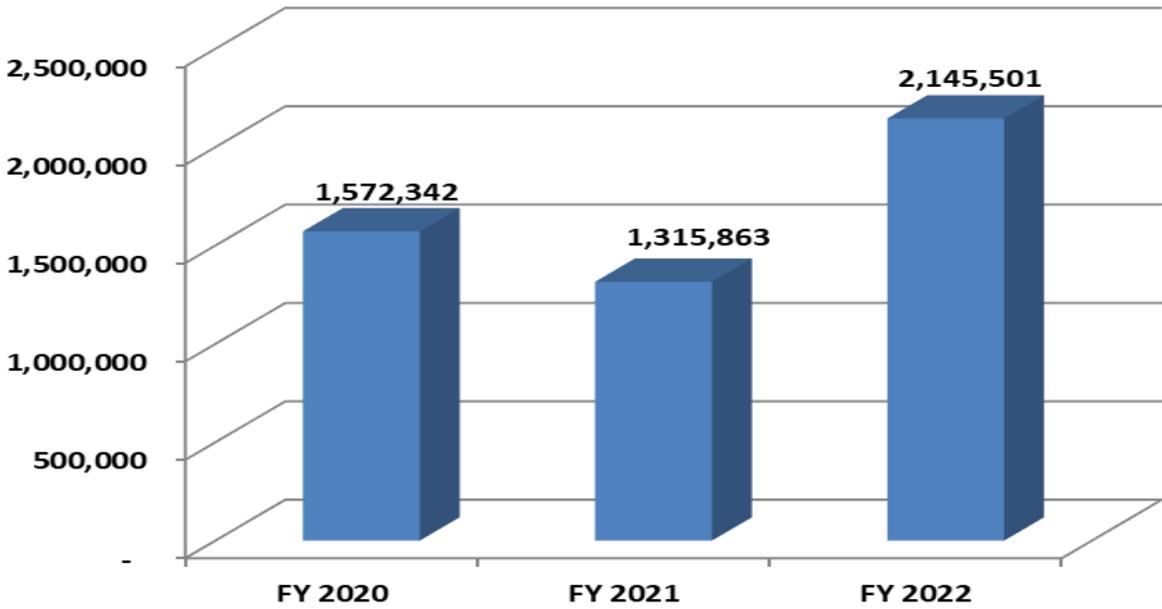
Bank Acct#	Bank Account Name	ACCT BALANCE AS OF DEC 31, 2021	CHANGES	ACCT BALANCE AS OF MAR 31, 2022
4600543237	SMART METER ACCOUNT MONEY MKT	-	-	-
*5157	GENERAL FUND MONEY MARKET ACCT	756,532.89	466.46	756,999.35
*5181	W&S MONEY MARKET ACCT	1,008,710.52	621.93	1,009,332.45
800008997	ANB Group Insurance Trust Bank	24.76	0.02	24.78
800000838	ANB PAYROLL FUND	11,633.14	191,036.11	202,669.25
4600130068	ANB ROOF	32,716.50	0.81	32,717.31
4600016705	ANB PEG	106,150.93	5,061.33	111,212.26
800007205	ANB PRIMARY	11,701,257.19	1,389,226.26	13,090,483.45
800013104	ANB ANIMAL SHELTER OPERATIONS	4,498.90	0.11	4,499.01
TOTALS	CASH ACCOUNTS	13,621,524.83	1,586,413.03	15,207,937.86
572915620	TEXSTAR- FY 2015 BONDS	148,256.29	15.87	148,272.16
572920190	TEXSTAR- 2019 BONDS	987,793.53	(652,941.86)	334,851.67
572920210	TEXSTAR- 2021 NEW POLICE STATION	5,150,357.57	552.59	5,150,910.16
572920211	TEXSTAR- 2021 CLFRF	2,089,026.79	224.11	2,089,250.90
449/1291300001	TEXPOOL-GENERAL FUND	1,598,094.80	337.04	1,598,431.84
449/1291300003	TEXPOOL-WATER AND SEWER	1,352,749.75	285.30	1,353,035.05
449/1291300004	TEXPOOL-WATER DEPOSIT FUND	325,410.57	68.59	325,479.16
449/1291300006	TEXPOOL-GOVT DEBT SVC	11,763.76	2.36	11,766.12
449/1291300007	TEXPOOL-WATER AND SEWER DEBT SVC	53,809.59	11.36	53,820.95
TOTALS	INVESTMENT ACCOUNTS	11,717,262.65	(651,444.64)	11,065,818.01
GRAND TOTAL		\$ 25,338,787.48	\$ 934,968.39	\$ 26,273,755.87

BANK	% OF TOTAL CASH
ANB CASH	51%
ANB MONEY MARKET	7%
TEXSTAR	29%
TEXPOOL	13%

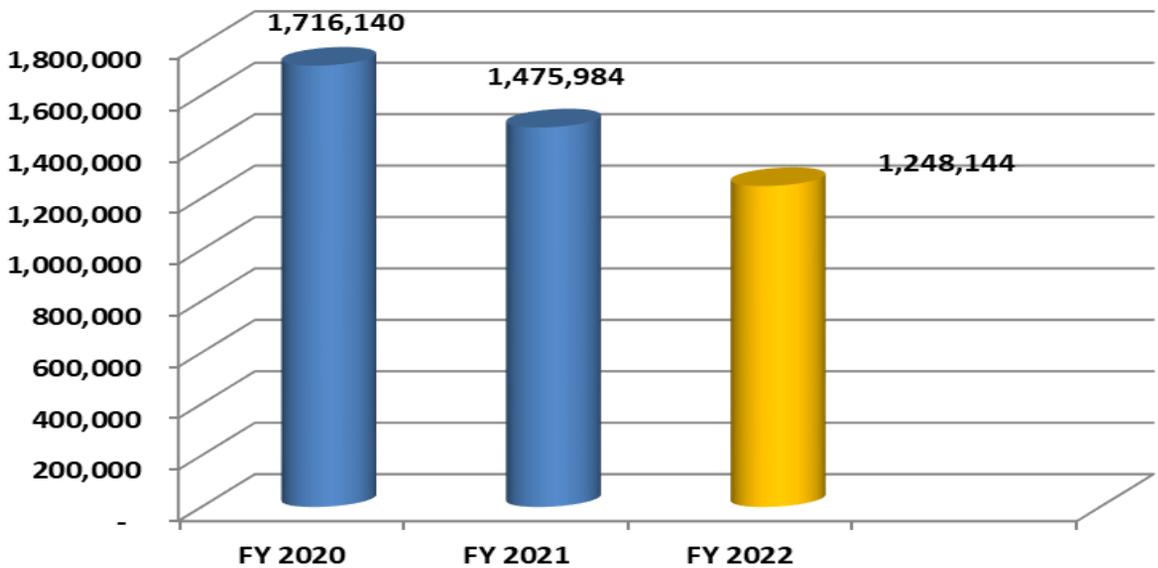
% OF TOTAL CASH



SEDC Cash Position



SEDC Financial Reserve



Regular Session Agenda Item: 6

Meeting Date: May 16, 2022

ITEM DESCRIPTION:

Conduct a public hearing concerning a zoning change request from R-5 (Residential-5) to C (Commercial) on approximately 5.34 ± acres described as Tract 10 in the Herman Heider Abstract 541, commonly referred to as 2310 North Highway 175, in the City of Seagoville, Dallas, Texas.

BACKGROUND OF ISSUE:

The land is currently vacant property located on Highway 175. In 2012, the City prepared a letter for the property owner stating the property was zoned Commercial. In 2018, it was utilized by Austin Bride and Road for a commercial use as a temporary storage site for equipment and materials for a TXDOT Project.

Being highway frontage property and with the property on both sides being developed commercial property, residential zoning is not appropriate for this acreage. The existing land use and relevant portions of the City Comprehensive Plan are in compliance with the Commercial zoning district. This report also provides a recommendation from staff on whether the Planning and Zoning and City Council should approve the applicants request.

The existing zoning and land use of immediately surrounding properties are as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-5	Residential-5
East	C	Commercial
South	C	Commercial
West	C	Commercial

RECOMMENDATION:

On May 10, 2022, the Planning and Zoning Commission voted unanimously (six to zero) to recommend approval on the zoning change from R-5 (Residential-5) to C (Commercial).

Staff supports the request.

EXHIBITS:

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

1. 2019 aerial photograph
2. Copy of Seagoville Zoning Map (Star on property)
3. Dimensional property map from DCAD website
4. Application for Rezoning
5. Legal notice to the newspaper
6. Letter for Zoning Case
7. Response Letter(s)

Zoning Request #: Z2022-09

Exhibit 1

2310 North Highway 175

DCAD ID: 65054146510100000

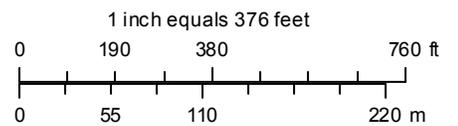
Date of copy: 3/15/2022

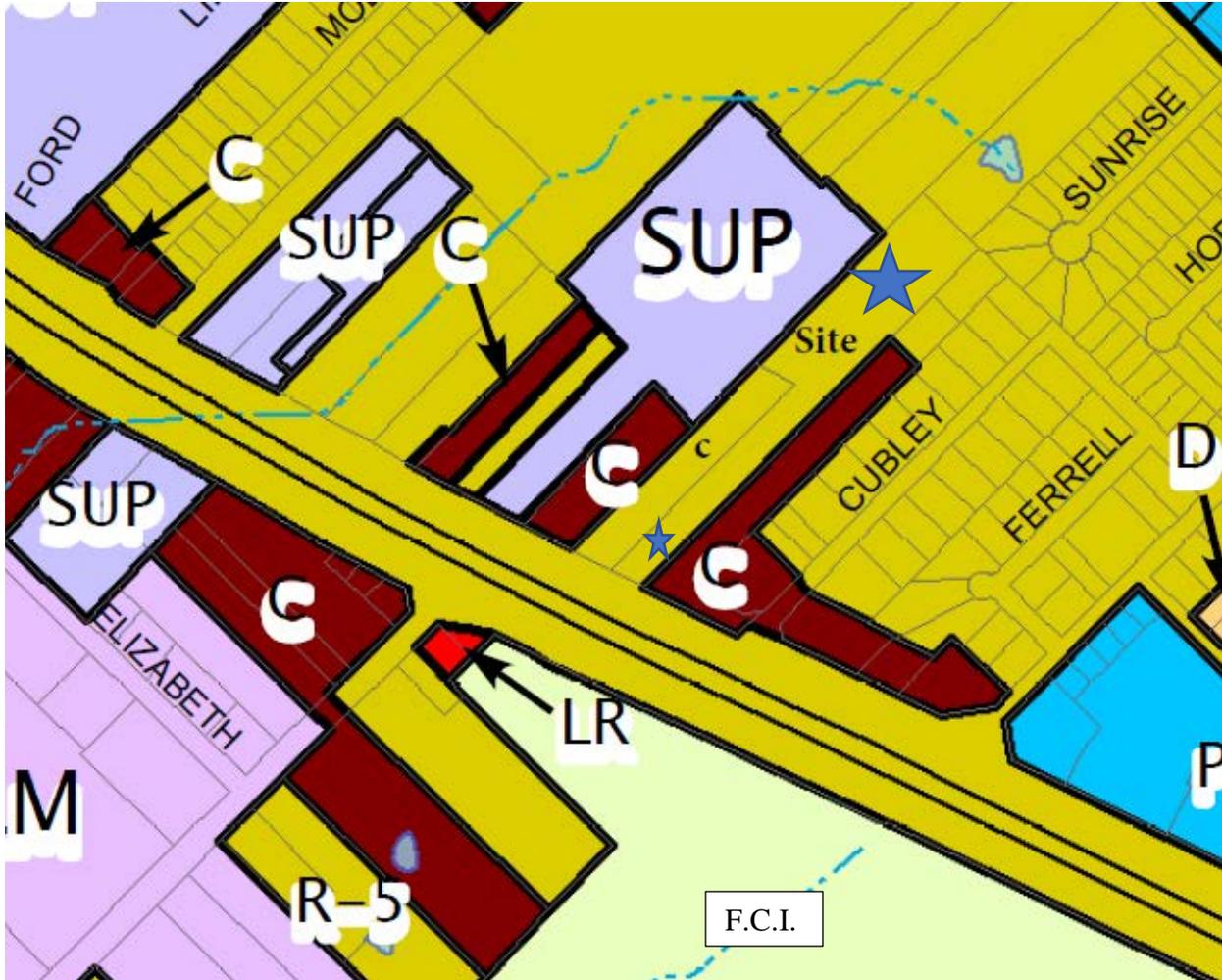


This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org





**2310 N. Highway 175
Seagoville, Texas 75159**

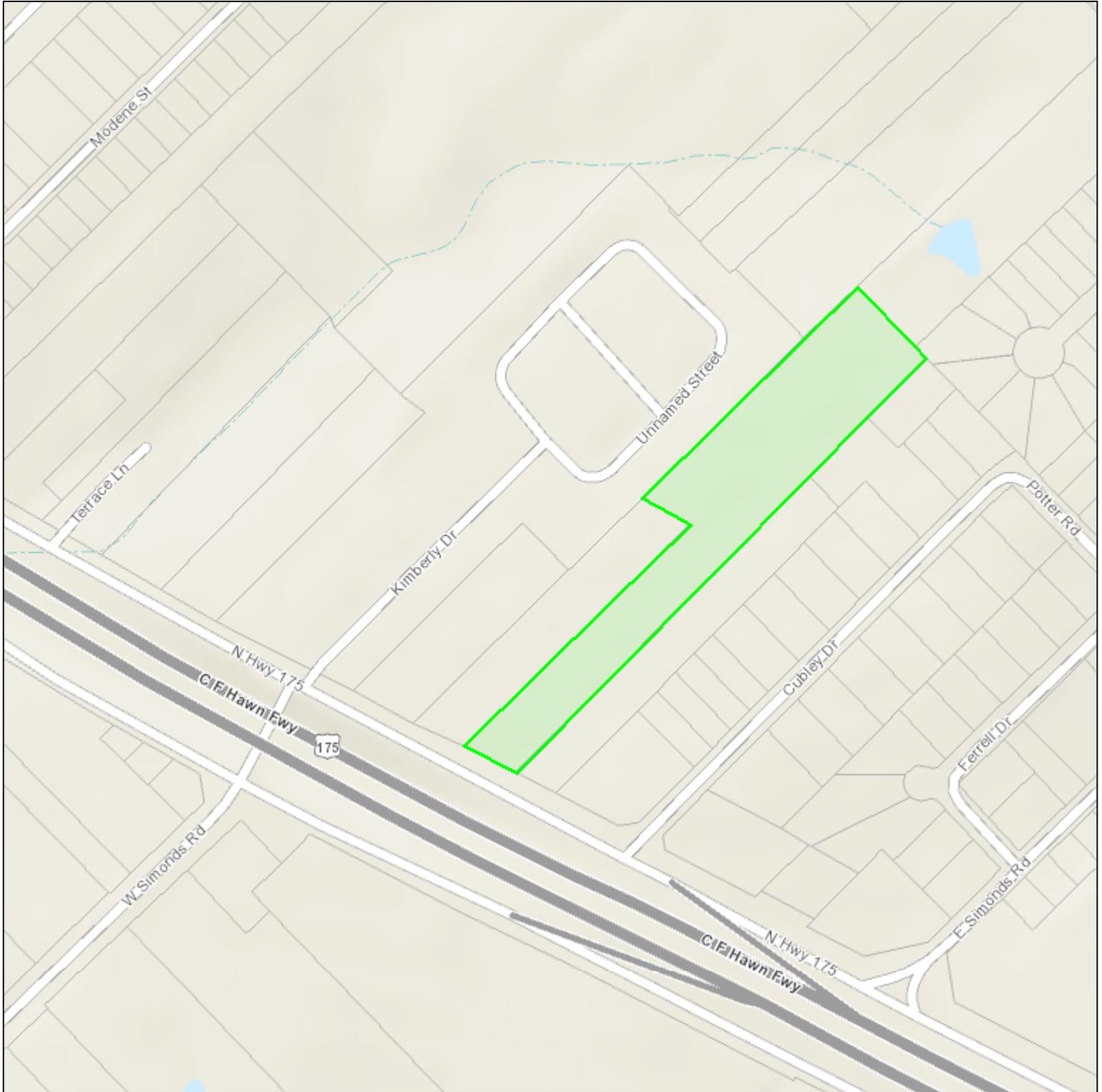
Zoning Request #: Z2022-09

Exhibit 3

2310 North Highway 175

DCAD ID: 65054146510100000

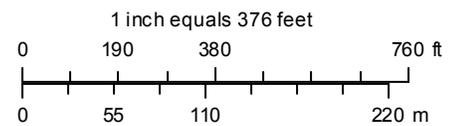
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DCAD, NCTCOG, USGS, Esri, Inc



ZONING APPLICATION

City of Seagoville, Texas

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

Application Type:

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

Name of Subdivision or Project: _____

Physical Location of Property: 2310 N. Hwy 175 Seagoville, TX
[General Location - approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description):
Herman Heider Abst. 541 Tract 1D
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acres: 5.34 Existing Zoning: R-5 Requested Zoning: C
[Attach a detailed description of requested zoning & development standards, if a PD]

Applicant / Owner's Name: Jason Ballard Applicant or Owner? (circle one)

Contact Person: Jason Ballard Title: owner

Company Name: _____

Street/Mailing Address: 1485 Eubanks Rd City: Combine State: TX Zip: 75159

Phone: (214) 906-9590 Fax: () Email Address: zigfarmer6969@hotmail.com

Engineer / Representative's Name: _____

Contact Person: _____ 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.)

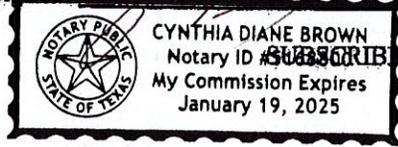
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that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



[seal]

AND SWORN TO before me, this the 8th day of March, 22.
[Month] [Year]

Notary Public in and for the State of Texas: Cynthia Diane Brown
My Commission Expires On: _____

Office Use Only: Date Rec'd: 3/17/22 Fees Paid: \$ NC Check #: _____ Receipt #: _____
Zoning Case # Z2022-09 Accepted By: CB Official Submittal Date: 3/22/22

EXHIBIT "A"

BEING a tract of land within the Corporate City Limits of Seagoville, Dallas County, Texas, and being in the HERMAN HEIDER SURVEY, ABSTRACT NO. 541, and being more particularly described as follows:

COMMENCING at the intersection of the Northwest right-of-way line of Cubley Drive and the Northeast right-of-way of State Highway 175;

THENCE North 63 deg 09 min 49 sec West along the Northeastern right-of-way of State Highway 175 a distance of 298.8 feet to a found 5/8" iron pin for the POINT OF BEGINNING;

THENCE North 63 deg 09 min 49 sec West continuing along State Highway 175, a distance of 126.7 feet to a found 1/2" iron pin for corner;

THENCE North 44 deg 16 min 54 sec East a distance of 725.94 feet to a found 1/2" iron pin for corner;

THENCE North 63 deg 09 min 35 sec West a distance of 119.86 feet to a set 1/2" iron pin for corner;

THENCE North 44 deg 16 min 14 sec East a distance of 698.89 feet to a found 1/2" iron pin for corner;

THENCE South 45 deg 01 min 28 sec East a distance of 228.80 feet to a found 1/2" iron pin for corner;

THENCE South 44 deg 00 min 00 sec West a distance of 1348.15 feet to the POINT OF BEGINNING and containing 5.4813 acres or 238,765 square feet of land.



April 15, 2022

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

**NOTICE OF ZONING PUBLIC HEARING
SEAGOVILLE PLANNING AND ZONING COMMISSION
ZONING CASE Z2022-09**

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, May 10, 2022 at 6:30 p.m. in the Council Chambers in City Hall, 702 North U. S. Highway 175; Seagoville, Texas, to consider a request to change the zoning from R-5 (Residential- 5) to C (Commercial) on approximately 5.34 ± acres in the Herman Heider Abstract 541, Tract 10, City of Seagoville, Dallas County, Texas, commonly known as 2310 North Highway 175, Seagoville, Dallas County, Texas.

Individuals may appear at the public hearing to state their opinions or may send a written notice prior to 4:30 PM on the day of the public hearing to Administrative Assistant Casey Fillmore at 702 North U.S. Highway 175; Seagoville, TX 75159. This letter 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, on Monday, May 16, 2022 at 7:00 p.m.

Indicate your opinion in this matter by checking the appropriate box below. Provide any additional comments that you might have. Please sign and provide your name and address below.

I am in favor of against Zoning Request Z2022-09 as it is described above.

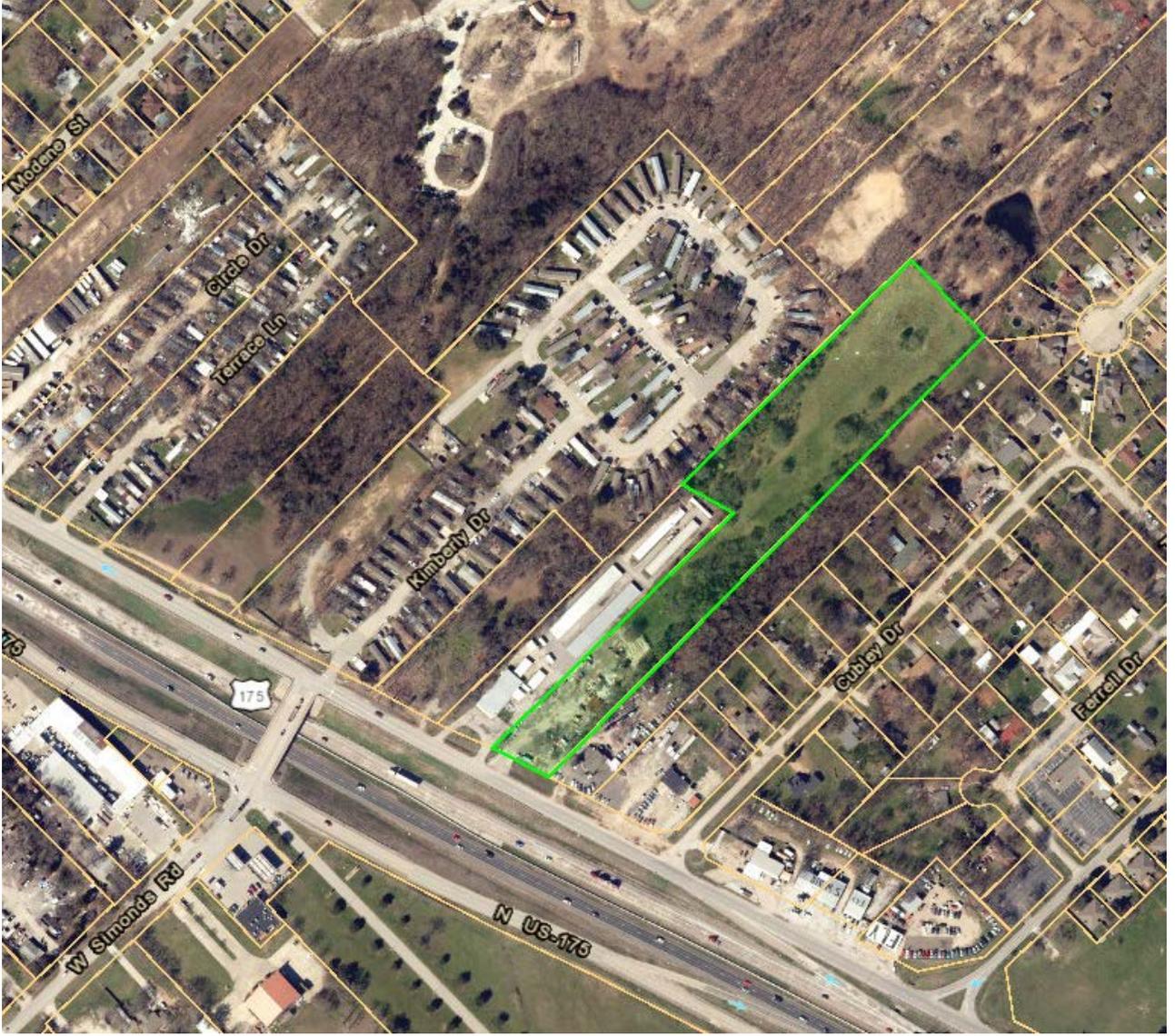
Additional Comments (attach additional sheets as necessary): _____

Signature(s): _____

Printed Name(s): _____

Address: _____

City, State & Zip code: _____





March 24, 2022

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

**NOTICE OF ZONING PUBLIC HEARING
SEAGOVILLE PLANNING AND ZONING COMMISSION
ZONING CASE Z2022-09**

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, April 12, 2022 at 6:30 p.m. in the Council Chambers in City Hall, 702 North U. S. Highway 175; Seagoville, Texas, to consider a request to change the zoning from R-5 (Residential- 5) to C (Commercial) on approximately 5.34 ± acres in the Herman Heider Abstract 541, Tract 10, City of Seagoville, Dallas County, Texas, commonly known as 2310 North Highway 175, Seagoville, Dallas County, Texas.

Individuals may appear at the public hearing to state their opinions or may send a written notice prior to 4:30 PM on the day of the public hearing to Administrative Assistant Casey Fillmore at 702 North U.S. Highway 175; Seagoville, TX 75159. This letter 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, on Monday, April 18, 2022 at 7:00 p.m.

Indicate your opinion in this matter by checking the appropriate box below. Provide any additional comments that you might have. Please sign and provide your name and address below.

I am in favor of against Zoning Request Z2022-09 as it is described above.

Additional Comments (attach additional sheets as necessary): *I am against this zoning change unless certain enforceable stipulations are met; drainage from off from storm must be controlled + not directed toward the storm drainage that;*

Signature(s): *Sandra Waggoner*

Printed Name(s): *SANDRA WAGGONER*

Address: *5401 Seagoville Rd*

City, State & Zip code: *Seagoville, TX 75159*

over →

already ruined my stock tanks (see your map for notes) and it can't come directly onto my property.

- 2) Fencing, at least at the back of the property, needs to provide privacy so if it turns out to be a junkyard I don't have to see it.
- 3) Business must operate 24/7 if it happens to be noisy.

* When I say enforceable stipulation, I mean both the business & the city can be held accountable in a court of law for destruction of private property.

Sandra Wagoner
2401 Seagull Rd



March 24, 2022

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

**NOTICE OF ZONING PUBLIC HEARING
SEAGOVILLE PLANNING AND ZONING COMMISSION
ZONING CASE Z2022-09**

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Individuals may appear at the public hearing to state their opinions or may send a written notice prior to 4:30 PM on the day of the public hearing to Administrative Assistant Casey Fillmore at 702 North U.S. Highway 175; Seagoville, TX 75159. This letter 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, on Monday, April 18, 2022 at 7:00 p.m.

Indicate your opinion in this matter by checking the appropriate box below. Provide any additional comments that you might have. Please sign and provide your name and address below.

I am in favor of against Zoning Request Z2022-09 as it is described above.

Additional Comments (attach additional sheets as necessary): *This is an answer to a prayer! Thank you, with all this vegetation gone make the rats too and other pesky pests!*

Signature(s): *Kathy + Tom Underwood*

Printed Name(s): *Kathy + Tom Underwood*

Address: *203 Cubley Dr.*

City, State & Zip code: *Seagoville, TX 75159*

MARCH 24, 2022



April 15, 2022

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

**NOTICE OF ZONING PUBLIC HEARING
SEAGOVILLE PLANNING AND ZONING COMMISSION
ZONING CASE Z2022-09**

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Individuals may appear at the public hearing to state their opinions or may send a written notice prior to 4:30 PM on the day of the public hearing to Administrative Assistant Casey Fillmore at 702 North U.S. Highway 175; Seagoville, TX 75159. This letter 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, on Monday, May 16, 2022 at 7:00 p.m.

Indicate your opinion in this matter by checking the appropriate box below. Provide any additional comments that you might have. Please sign and provide your name and address below.

I am in favor of against Zoning Request Z2022-09 as it is described above.

Additional Comments (attach additional sheets as necessary):

*it would be a
Welcome reprise to see these words
against our zoning gone along with
rats and other wild creatures!*

Signature(s): *Kathy & Tom Underwood*

Printed Name(s): *Kathy & Tom Underwood*

Address: *203 Cubley Dr.*

City, State & Zip code: *Seagoville, TX 75159*

Regular Session Agenda Item: 7

Meeting Date: May 16, 2022

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 to R-5 (Residential-5) to C (Commercial), on approximately 5.34± acres described as tract 10 in the Herman Heider Abstract 541, commonly referred to as 2310 North Highway 175, in the City of Seagoville, Dallas County, Texas, and being depicted and 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:

The land is currently vacant property located on Highway 175. In 2012, the City prepared a letter for the property owner stating the property was zoned Commercial. In 2018, it was utilized by Austin Bride and Road for a commercial use as a temporary storage site for equipment and materials for a TXDOT Project.

Being highway frontage property and with the property on both sides being developed commercial property, residential zoning is not appropriate for this acreage. The existing land use and relevant portions of the City Comprehensive Plan are in compliance with the Commercial zoning district. This report also provides a recommendation from staff on whether the Planning and Zoning and City Council should approve the applicants request.

The existing zoning and land use of immediately surrounding properties are as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-5	Residential-5
East	C	Commercial
South	C	Commercial
West	C	Commercial

RECOMMENDATION:

On May 10, 2022, the Planning and Zoning Commission voted unanimously (six to zero) to recommend approval on the zoning change from R-5 (Residential-5) to C (Commercial).

Staff supports the request.

EXHIBITS:

Ordinance (3 pages)

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-2022

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 TO R-5 (RESIDENTIAL-5) TO C (COMMERCIAL), ON APPROXIMATELY 5.34± ACRES DESCRIBED AS TRACT 10 IN THE HERMAN HEIDER ABSTRACT 541, COMMONLY REFERRED TO AS 2310 NORTH HIGHWAY 175, IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING DEPICTED AND 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, is heretofore amended, be and the same is hereby amended by granting a change in the zoning from R-5, Residential-5 to C (Commercial), on approximately 5.34± acres described as Tract 10 in the Herman Heider Abstract 541, commonly referred to as 2310 North Highway 175, in the City of Seagoville, Dallas County, Texas, and being depicted and described by metes and bounds in Exhibit “A” 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 16th day of May, 2022.

APPROVED:

Dennis, K. Childress, Mayor

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Victoria Thomas, City Attorney
(/cdb 05/12/2022)

EXHIBIT "A"

BEING a tract of land within the Corporate City Limits of Seagoville, Dallas County, Texas, and being in the HERMAN HEIDER SURVEY, ABSTRACT NO. 541, and being more particularly described as follows:

COMMENCING at the intersection of the Northwest right-of-way line of Cubley Drive and the Northeast right-of-way of State Highway 175;

THENCE, North 63 deg 09 min 49 sec West along the Northeastern right-of-way of State Highway 175 a distance of 298.8 feet to a found 5/8" iron pin for the POINT OF BEGINNING;

THENCE North 63 deg 09 min 49 sec West continuing along State Highway 175, a distance of 126.7 feet to a found 1/2" iron pin for corner;

THENCE North 44 deg 16 min 54 sec East a distance of 725.94 feet to a found 1/2" iron pin for corner;

THENCE North 63 deg 09 min 35 sec West a distance of 119.86 feet to a set 1/2" iron pin for corner;

THENCE North 44 deg 16 min 14 sec East a distance of 698.89 feet to a found 1/2" iron pin for corner;

THENCE South 45 deg 01 min 28 sec East a distance of 228.80 feet to a found 1/2" iron pin for corner;

THENCE South 44 deg 00 min 00 sec West a distance of 1348.15 feet to the POINT OF BEGINNING and containing 5.4813 acres or 238,765 square feet of land.

Regular Session Agenda Item: 8

Meeting Date: May 16, 2022

ITEM DESCRIPTION:

Conduct a public hearing concerning a change in zoning to Planned Development-Residential 21-02 Amended (pd-21-02-A) (A) for an approximately 66.75 acre Tract legally described and depicted in Exhibit “A-1” and currently zoned Planned Development-Residential 21-02 (PD 21-02) for single family and multifamily uses for and (B) for an approximately 22.44 acres parcel being composed of two (2) Tracts of land legally described as Tract 13.2 consisting of 9.98± acres and Tract 13.3 consisting of 12.46± acres both being situated in the John D. Merchant survey, abstract 850, being legally described in Exhibit “A-2” and currently zoned single-family dwelling R-5 (“R-5), for a total of approximately 89.19 acres commonly referred to as 1370 Alto Road, in the City of Seagoville, Dallas County, Texas; providing for development regulations; providing for the approval of the Concept Plan, which is attached hereto and incorporated herein as Exhibit “B”.

BACKGROUND OF ISSUE:

The land is currently undeveloped and in a (PD) Planned Development located at 1370 Alto Road. Also, it is known as Greenawalt Farms Subdivision.

The representative Pat Atkins is requesting a (PD) Planned Development for additional 22.48 ± acres. The original PD-21-02 for 66.75 ± acres was approved by City Council for the development of multi-family and single-family residential use on April 19, 2021. The additional acreage will total approximately 89.23 ± acres.

The existing land use and relevant portions of the City Comprehensive Plan are in compliance with the uses listed above. This report also provides a recommendation from staff on whether the Planning and Zoning and City Council should approve the applicants’ request.

The existing zoning and land use of immediately surrounding properties are as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	AG	Agriculture
East	AG	Agriculture
South	AG	Agriculture
West	R-5	Residential Single-Family

RECOMMENDATION:

On May 10, 2022, the Planning and Zoning Commission voted unanimously (six to zero) to recommend approval on the zoning request from PD-21-02, Planned Development-21-02 to PD-21-02-A, Planned Development-21-02-Amended.

Staff supports the request.

EXHIBITS:

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

1. 2019 aerial photograph
2. Dimensional property map from DCAD website
3. Application
4. Concept Plan from PD-21-02 (Approved by City Council on April 19, 2021)
5. Legal Tract Map
6. Legal notice to the newspaper
7. Letter for Zoning Case
8. Response Letter(s)

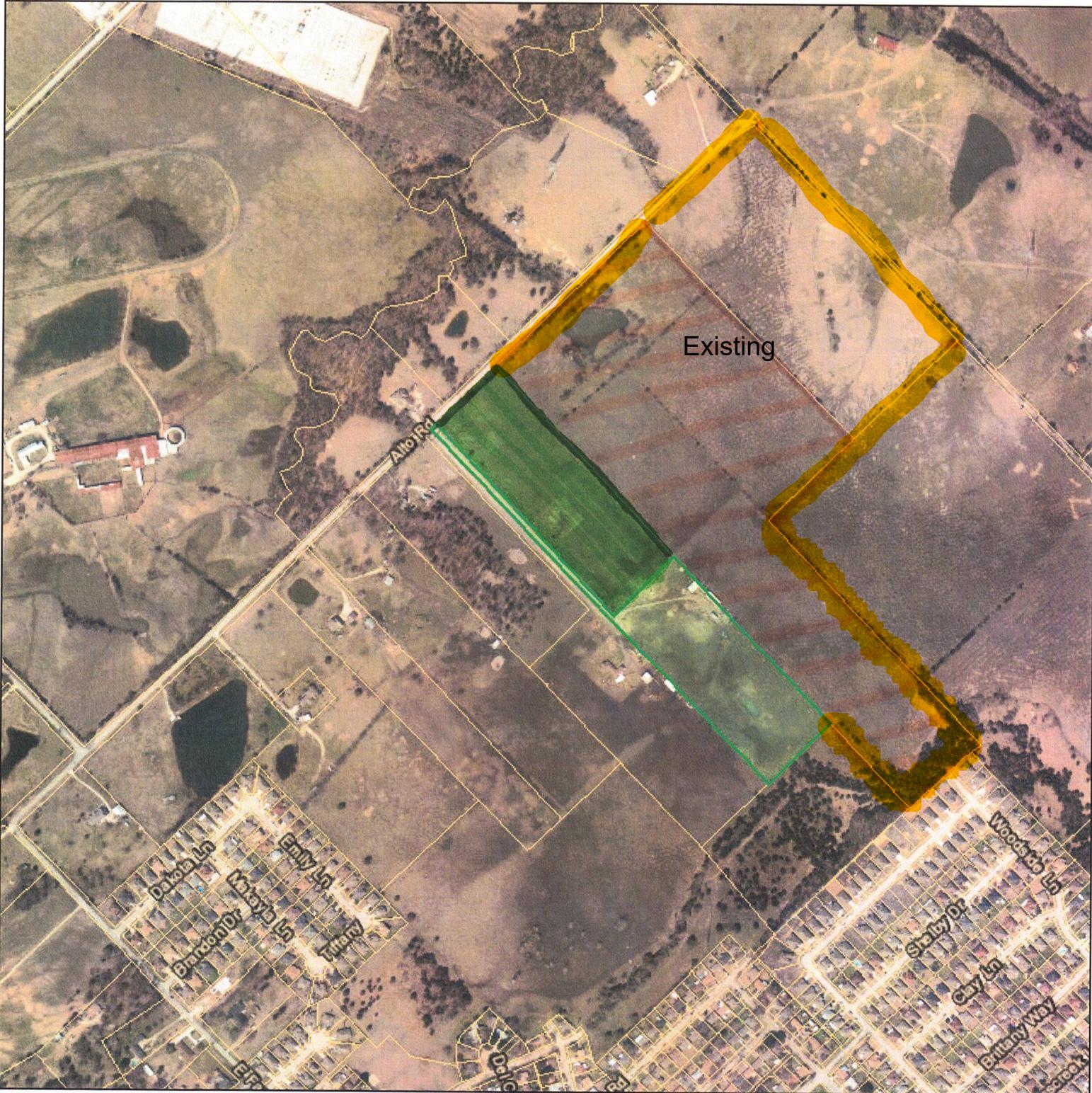
Zoning Request: # Z2022-07

Exhibit 1

1370 Alto Road

DCAD ID: 65085006510130300

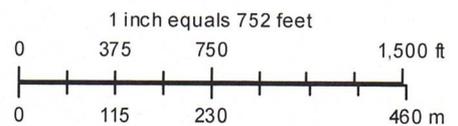
Date of copy: 3/16/2022



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org



Zoning Request: # Z2022-07

Exhibit 2

1370 Alto Road

DCAD ID: 65085006510130300

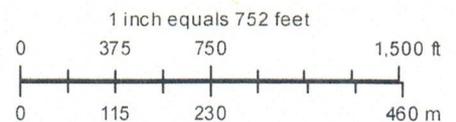
Date of copy: 3/16/2022



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org





ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: 11/23/2021 City Council: 12/21/2021
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: GREENAWLT FARMS (AN ADDITION TO)

Physical Location of Property: 1370 Alto Rd, Seagoville, TX 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): _____

Acres: 22.40 Existing Zoning: PD Requested Zoning: PD
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

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

Applicant / Owner's Name: Erica Guzman Applicant or Owner? (circle one)

Contact Person: Erica Guzman Title: Executor of estate

Company Name: N/A

Street/Mailing Address: 3301 Hudnall St, #7210 City: Dallas State: TX Zip: 75235

Phone: (214) 883-1667 Fax: () Email Address: ericaguzman7@yahoo.com

Engineer / Representative's Name: PAT ATKINS

Contact Person: PAT ATKINS Title: DIRECTOR OF DEVELOPMENT

Company Name: SADDLE STAR DEVELOPMENT, L LC

Street/Mailing Address: 604 SUMMER OAKS 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.)

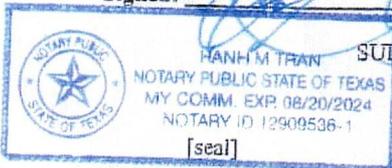
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that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

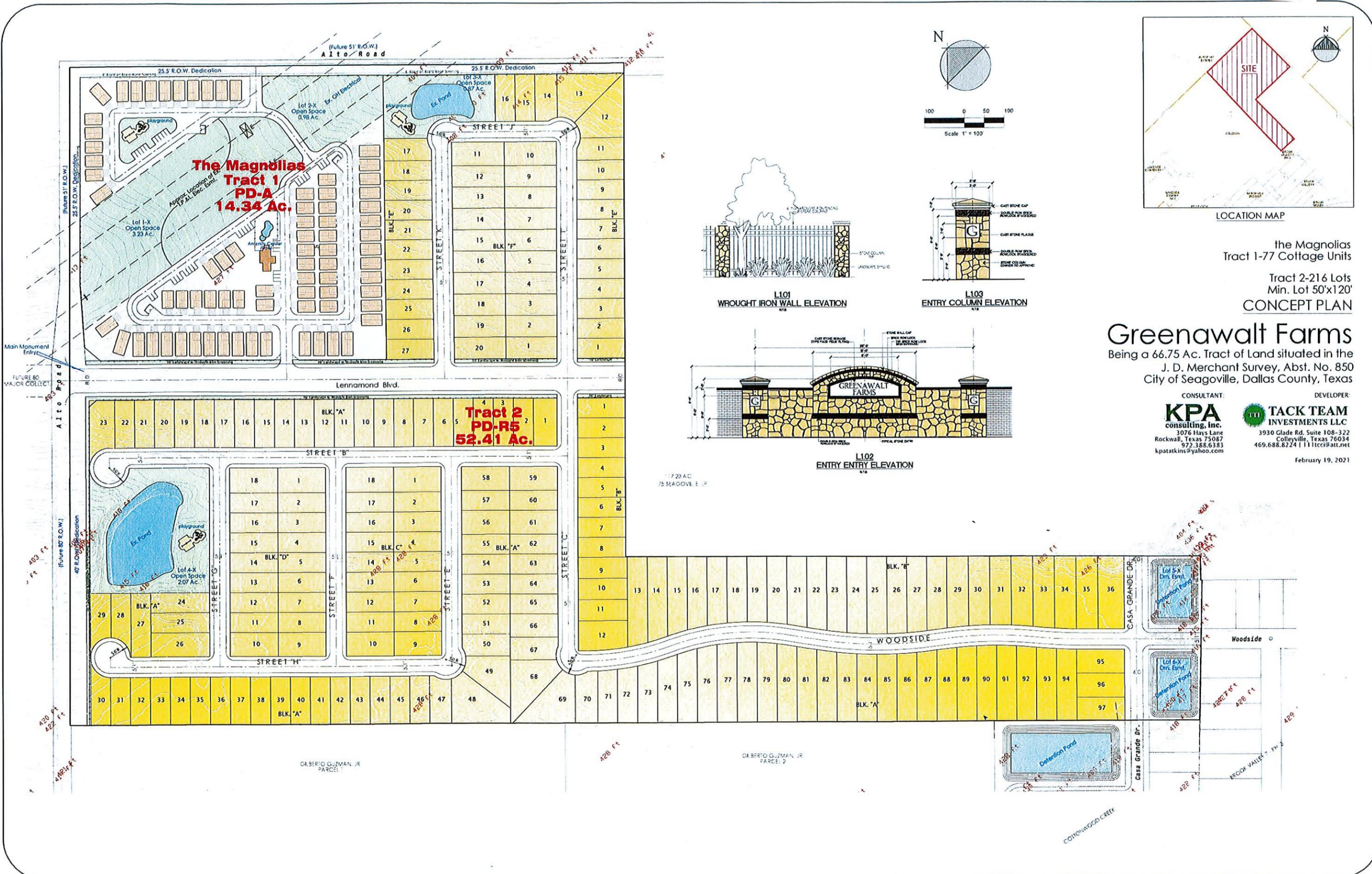
Signed: _____ Title: Executor of estate Date: 10-7-21



SUBSCRIBED AND SWORN TO before me, this 7 day of October, 2021.

Notary Public in and for the State of Texas: _____
My Commission Expires On: _____

Office Use Only: Date Rec'd: 2.1.2022 Fees Paid: \$ 1,500.00 Check #: 1824 Receipt #:
Zoning Case # Z2022-07 Accepted By: LB Official Submittal Date:



the Magnolias
Tract 1-77 Cottage Units

Tract 2-216 Lots
Min. Lot 50'x120'

CONCEPT PLAN

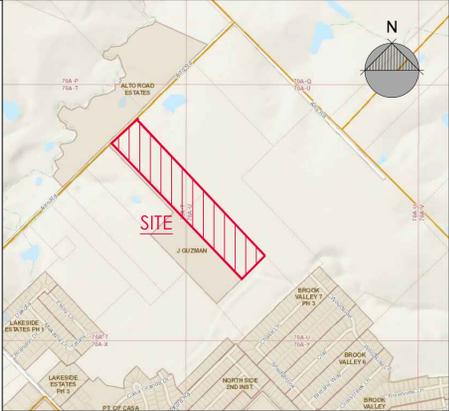
Greenawalt Farms
Being a 66.75 Ac. Tract of Land situated in the
J. D. Merchant Survey, Abst. No. 850
City of Seagoville, Dallas County, Texas

CONSULTANT: **KPA consulting, Inc.**
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
kpatatkins@yahoo.com

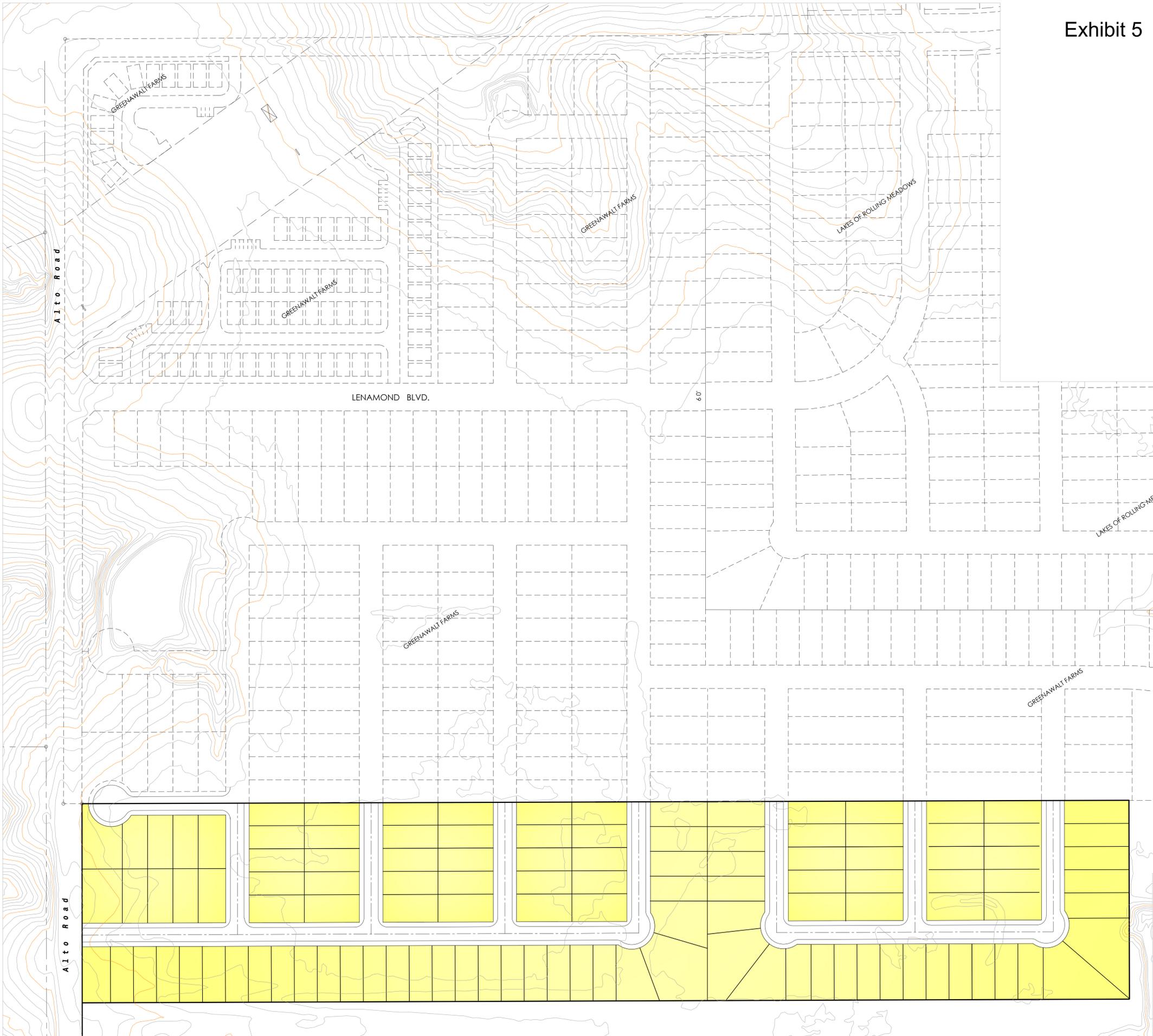
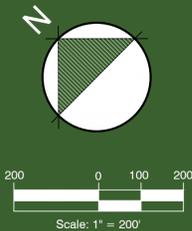
DEVELOPER: **TACK TEAM INVESTMENTS LLC**
3930 Glade Rd. Suite 108-322
Colleyville, Texas 76034
469.688.8224 | 11 ttcii@att.net

February 19, 2021

Exhibit 5



LOCATION MAP



ENGINEER:
CORWIN ENGINEERING
200 W. Belmont St.
Allen, Texas 75013
972.96.1200

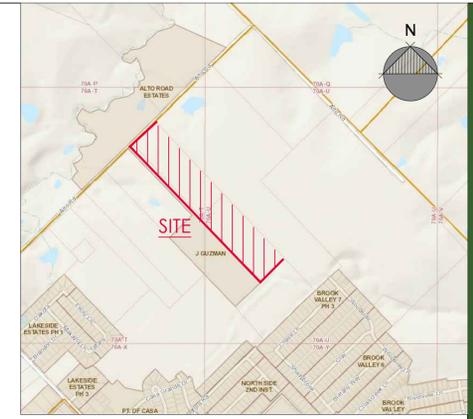
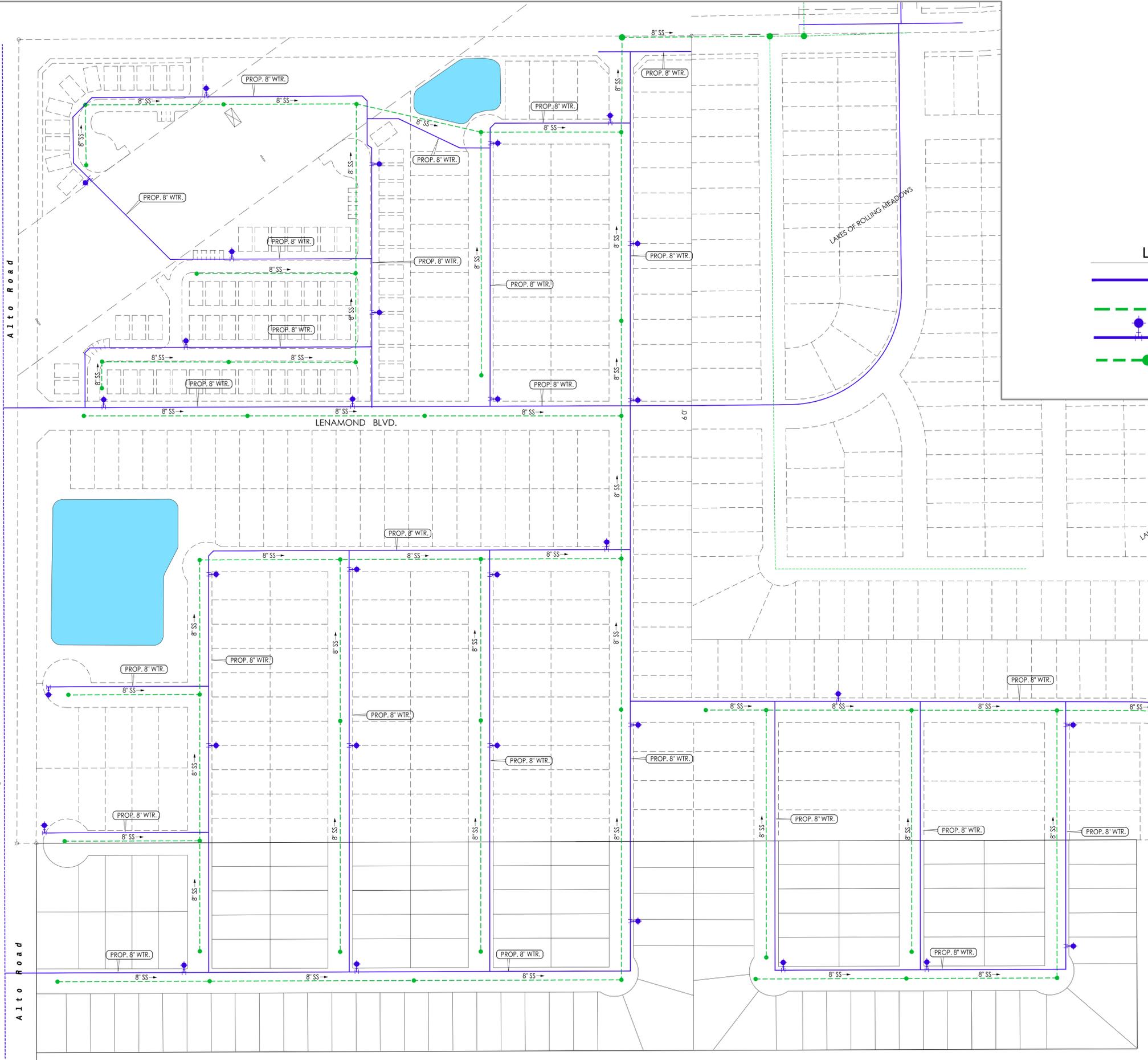
CONSULTANT:
KPA
consulting, inc.
614 Summer Oaks Dr.
Rockwall, Texas 75087
972.388.6383
kpatatkins@yahoo.com

DEVELOPER:
Saddle Star
Land Development LLC
614 Summer Oaks Dr.
Rockwall, Texas 75087
Pat Atkins - 972.388.6383

GREENAWALT FARMS-PH. 2
22.48 ACRES
115 LOTS
(50'x120' Typ. Lot)

CONCEPT PLAN
GREENAWALT FARMS - PH. 2
SEAGOVILLE, TEXAS

Date: 01/11/2022
SHEET NO. 1 OF 1
PROJECT #00000



LOCATION MAP

Legend

- Prop. Water
- - - Prop. San. Sewer
- Prop. F.H.
- - - Prop. S.S. M.H.

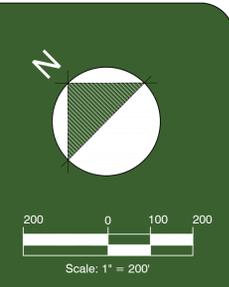
ENGINEER:
CORWIN ENGINEERING
200 W. Belmont St.
Allen, Texas 75013
972.96.1200

CONSULTANT:
KPA
consulting, inc.
614 Summer Oaks Dr.
Rockwall, Texas 75087
972.388.6383
kpatatkins@yahoo.com



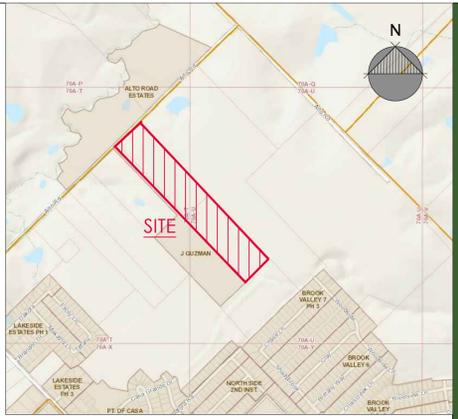
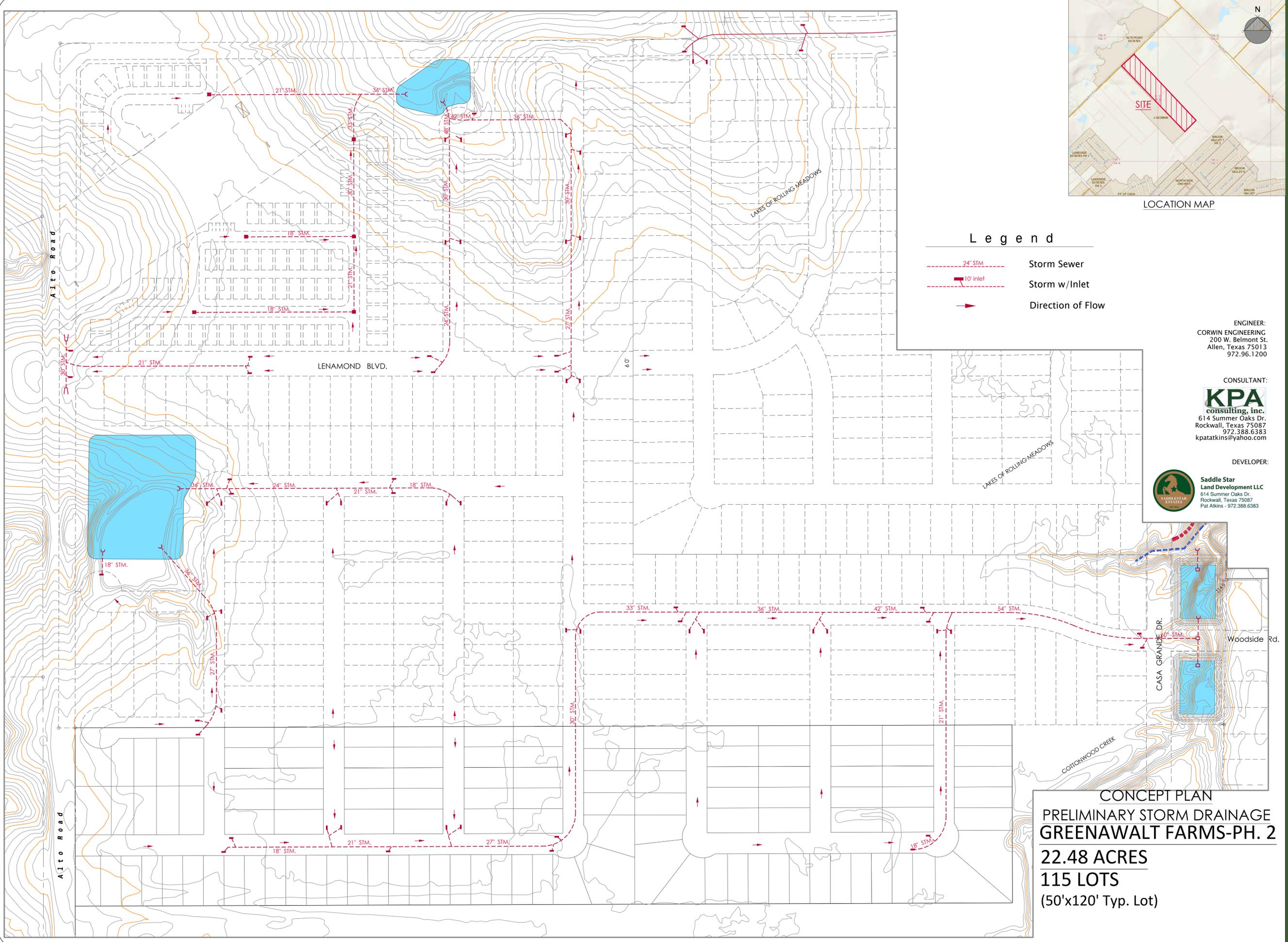
DEVELOPER:
Saddle Star
Land Development LLC
614 Summer Oaks Dr.
Rockwall, Texas 75087
Pat Atkins - 972.388.6383

CONCEPT PLAN
PRELIMINARY WATER & SANITARY SEWER
GREENAWALT FARMS-PH. 2
22.48 ACRES
115 LOTS
(50'x120' Typ. Lot)



**CONCEPT PLAN
GREENAWALT FARMS - PH. 2
SEAGOVILLE, TEXAS**

Date: 01/11/2022
SHEET NO. 1 OF 1
PROJECT #00000



Legend

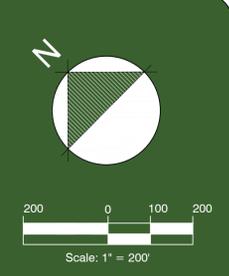
- - - - - 24" STM. Storm Sewer
- 10' Inlet Storm w/Inlet
- Direction of Flow

ENGINEER:
CORWIN ENGINEERING
200 W. Belmont St.
Allen, Texas 75013
972.96.1200

CONSULTANT:
KPA
consulting, inc.
614 Summer Oaks Dr.
Rockwall, Texas 75087
972.388.6383
kpatatkins@yahoo.com

DEVELOPER:
 **Saddle Star**
Land Development LLC
614 Summer Oaks Dr.
Rockwall, Texas 75087
Pat Atkins - 972.388.6383

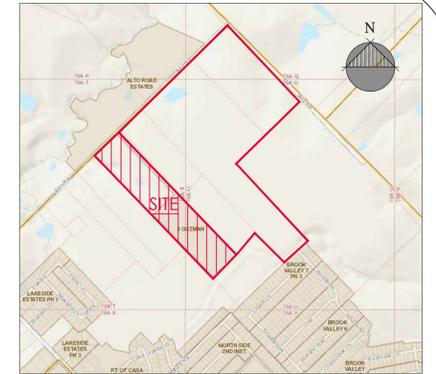
CONCEPT PLAN
PRELIMINARY STORM DRAINAGE
GREENAWALT FARMS-PH. 2
22.48 ACRES
115 LOTS
(50'x120' Typ. Lot)



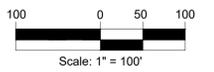
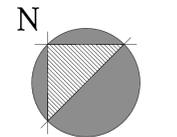
CONCEPT PLAN
GREENAWALT FARMS - PH. 2
SEAGOVILLE, TEXAS

Date: 01/11/2022
SHEET NO. 1 OF 1
PROJECT #00000

Exhibit 6



LOCATION MAP



TRACT 3 - EXHIBIT GREENAWALT FARMS-PH. 2

Being a 22.48 Ac. Tract of Land situated in the
J. D. Merchant Survey, Abst. No. 850
City of Seagoville, Dallas County, Texas

CONSULTANT:

KPA
consulting, inc.
614 Summer Oaks Dr.
Rockwall, Texas 75087
972.388.6383
kpatatkins@yahoo.com



DEVELOPER:

Saddle Star
Land Development LLC
614 Summer Oaks Dr.
Rockwall, Texas 75087
Pat Atkins - 972.388.6383

February 1, 2022

ENGINEER:

CORWIN ENGINEERING
200 W. Belmont St.
Allen, Texas 75013
972.96.1200

PROPERTY DESCRIPTION - TRACT 3

Being situated in the John D. Merchant Survey, Abstract Number 850, City of Seagoville, Dallas County, Texas and being all of that certain called 66,750 acre tract of land described in a Deed to William J. Greenawalt Jr., recorded in Volume 69145, Page 272, Deed Records of Dallas County, Texas (DRDCT) and this tract being more particularly described as follows:

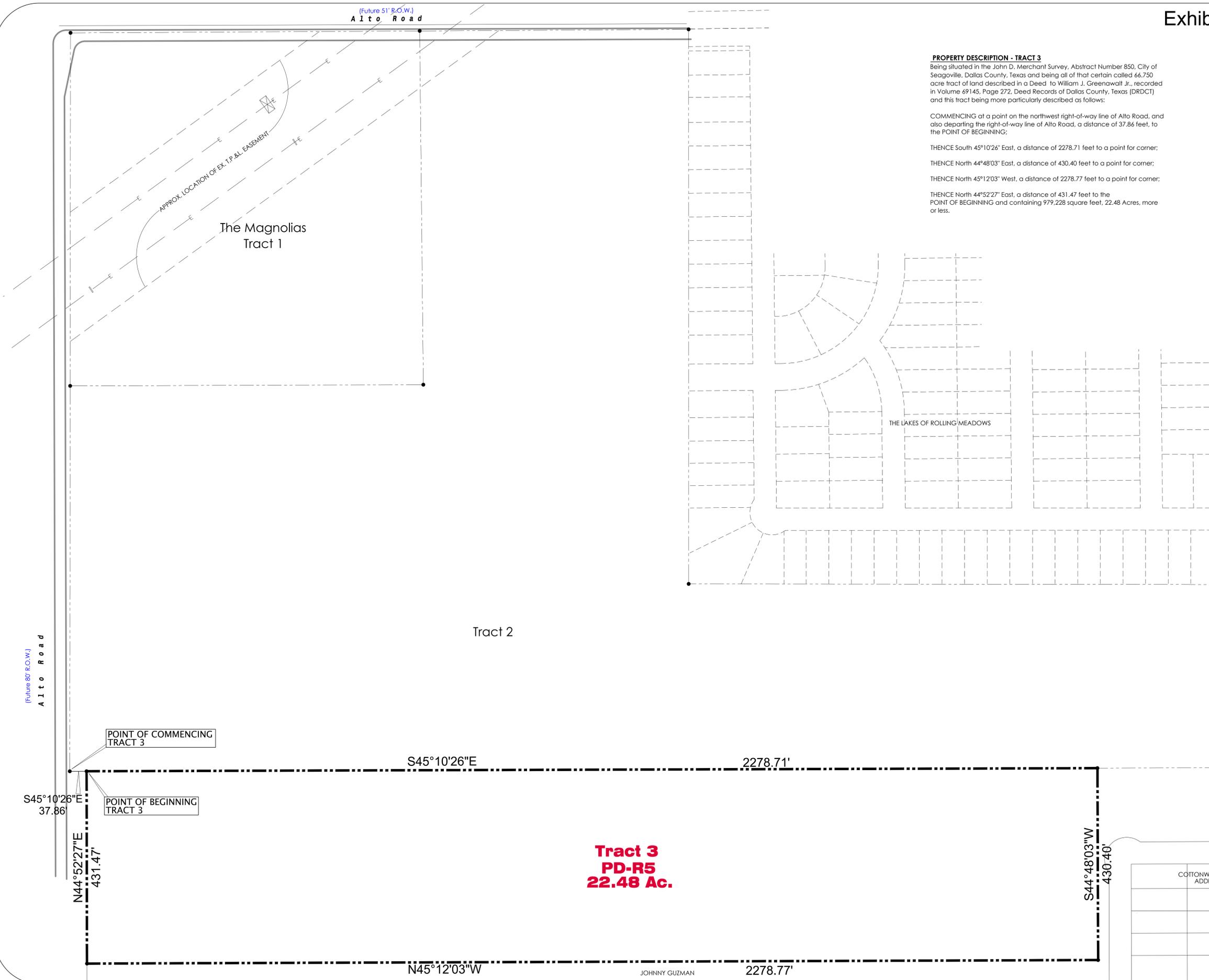
COMMENCING at a point on the northwest right-of-way line of Alto Road, and also departing the right-of-way line of Alto Road, a distance of 37.86 feet, to the POINT OF BEGINNING;

THENCE South 45°10'26" East, a distance of 2278.71 feet to a point for corner;

THENCE North 44°48'03" East, a distance of 430.40 feet to a point for corner;

THENCE North 45°12'03" West, a distance of 2278.77 feet to a point for corner;

THENCE North 44°52'27" East, a distance of 431.47 feet to the POINT OF BEGINNING and containing 979,228 square feet, 22.48 Acres, more or less.



**Tract 3
PD-R5
22.48 Ac.**

JOHNNY GUZMAN



April 15, 2022

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

**NOTICE OF ZONING PUBLIC HEARING
SEAGOVILLE PLANNING AND ZONING COMMISSION
ZONING CASE Z2022-07**

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, May 10, 2022, at 6:30 p.m. in the Council Chambers in City Hall, 702 North U. S. Highway 175; Seagoville, Texas, 75159 to consider a zoning change request from PD-21-02, Planned Development-21-02 to PD-21-02-A, Planned Development-21-02-Amended, for multi-family and single-family residential use to provide for the development of an additional approximately 22.48± acres, being two (2) tracts of land described as Tract 13.2, consisting of 10± acres, and Tract 13.3, consisting of 13.3± acres, in the John D. Merchant, Abst 850, and being commonly referred to as 1370 Alto Road, Seagoville, Dallas County, Texas.

Individuals may appear at the public hearing to state their opinions or may send a written notice prior to 4:00 PM on the day of the public hearing to Administrative Assistant Casey Fillmore at 702 North U.S. Highway 175; Seagoville, TX 75159. This letter 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, on Monday, May 16, 2022 at 7:00 pm.

Indicate your opinion in this matter by checking the appropriate box below. Provide any additional comments that you might have. Please sign and provide your name and address below.

I am in favor of against Zoning Request Z2022-07 as it is described above.

Additional Comments (attach additional sheets as necessary): _____

Signature(s): _____

Printed Name(s): _____

Address: _____

City, State & Zip code: _____

Zoning Request: # Z2022-07

Exhibit 1

1370 Alto Road

DCAD ID: 65085006510130300

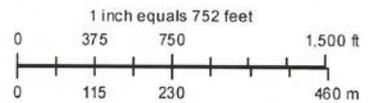
Date of copy: 3/16/2022



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Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org



DCAD, NCTCOG, USGS, Esri, Inc



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

March 24, 2022

**NOTICE OF ZONING PUBLIC HEARING
SEAGOVILLE PLANNING AND ZONING COMMISSION
ZONING CASE Z2022-07**

The Seagoville Planning and Zoning Commission will hold a public hearing on April 12, 2022, at 6:30 p.m. in the Council Chambers in City Hall, 702 North U. S. Highway 175; Seagoville, Texas, 75159 to consider a zoning change request from PD-21-02, Planned Development-21-02 to PD-21-02-A, Planned Development-21-02-Amended, for multi-family and single-family residential use to provide for the development of an additional approximately 22.48± acres, being two (2) tracts of land described as Tract 13.2, consisting of 10± acres, and Tract 13.3, consisting of 13.3± acres, in the John D. Merchant, Abst 850, and being commonly referred to as 1370 Alto Road, Seagoville, Dallas County, Texas.

Individuals may appear at the public hearing to state their opinions or may send a written notice prior to 4:00 PM on the day of the public hearing to Administrative Assistant Casey Fillmore at 702 North U.S. Highway 175; Seagoville, TX 75159. This letter 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, on Monday, April 18, 2022 at 7:00 pm.

Indicate your opinion in this matter by checking the appropriate box below. Provide any additional comments that you might have. Please sign and provide your name and address below.

I am in favor of against Zoning Request Z2022-07 as it is described above.

Additional Comments (attach additional sheets as necessary): _____

Signature(s): _____

Printed Name(s): _____

Address: _____

City, State & Zip code: _____

**SHEPHERD PLACE HOMES, INC.
DBA ROBBIE HALE HOMES
972-475-1100
10527 CHURCH RD #201
DALLAS, TX 75238-2224**



April 15, 2022

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

**NOTICE OF ZONING PUBLIC HEARING
SEAGOVILLE PLANNING AND ZONING COMMISSION
ZONING CASE Z2022-07**

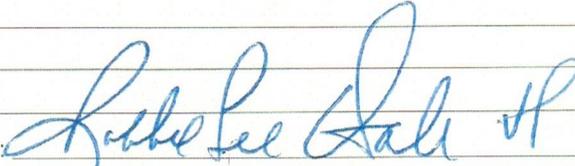
The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, May 10, 2022, at 6:30 p.m. in the Council Chambers in City Hall, 702 North U. S. Highway 175; Seagoville, Texas, 75159 to consider a zoning change request from PD-21-02, Planned Development-21-02 to PD-21-02-A, Planned Development-21-02-Amended, for multi-family and single-family residential use to provide for the development of an additional approximately 22.48± acres, being two (2) tracts of land described as Tract 13.2, consisting of 10± acres, and Tract 13.3, consisting of 13.3± acres, in the John D. Merchant, Abst 850, and being commonly referred to as 1370 Alto Road, Seagoville, Dallas County, Texas.

Individuals may appear at the public hearing to state their opinions or may send a written notice prior to 4:00 PM on the day of the public hearing to Administrative Assistant Casey Fillmore at 702 North U.S. Highway 175; Seagoville, TX 75159. This letter 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, on Monday, May 16, 2022 at 7:00 pm.

Indicate your opinion in this matter by checking the appropriate box below. Provide any additional comments that you might have. Please sign and provide your name and address below.

I am in favor of against Zoning Request Z2022-07 as it is described above.

Additional Comments (attach additional sheets as necessary): _____

Signature(s): 

Printed Name(s): SHEPHERD PLACE HOMES, INC.

Address: DBA ROBBIE HALE HOMES

City, State & Zip code: 972-475-1100
10527 CHURCH RD #201
DALLAS, TX 75238-2224

APRIL 15, 2022
1



April 15, 2022

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

**NOTICE OF ZONING PUBLIC HEARING
SEAGOVILLE PLANNING AND ZONING COMMISSION
ZONING CASE Z2022-07**

The Seagoville Planning and Zoning Commission will hold a public hearing on Tuesday, May 10, 2022, at 6:30 p.m. in the Council Chambers in City Hall, 702 North U. S. Highway 175; Seagoville, Texas, 75159 to consider a zoning change request from PD-21-02, Planned Development-21-02 to PD-21-02-A, Planned Development-21-02-Amended, for multi-family and single-family residential use to provide for the development of an additional approximately 22.48± acres, being two (2) tracts of land described as Tract 13.2, consisting of 10± acres, and Tract 13.3, consisting of 13.3± acres, in the John D. Merchant, Abst 850, and being commonly referred to as 1370 Alto Road, Seagoville, Dallas County, Texas.

Individuals may appear at the public hearing to state their opinions or may send a written notice prior to 4:00 PM on the day of the public hearing to Administrative Assistant Casey Fillmore at 702 North U.S. Highway 175; Seagoville, TX 75159. This letter 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, on Monday, May 16, 2022 at 7:00 pm.

Indicate your opinion in this matter by checking the appropriate box below. Provide any additional comments that you might have. Please sign and provide your name and address below.

I am in favor of against Zoning Request Z2022-07 as it is described above.

Additional Comments (attach additional sheets as necessary): You are building the city of Seagoville up with resident area. What about Medical More. places to shop. Bring more to keep the money and in the community.

Signature(s): Alive & Winston Sears

Printed Name(s): ALIVE & WINSTON SEARS

Address: 1343 Chase h.l.

City, State & Zip code: Seagoville, TX. 75159

Regular Session Agenda Item: 9

Meeting Date: May 16, 2022

ITEM DESCRIPTION:

Discuss and consider approving an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning to Planned Development-Residential 21-02 Amended (pd-21-02-A) (A) for an approximately 66.75 acre Tract legally described and depicted in Exhibit “A-1” and currently zoned Planned Development-Residential 21-02 (PD 21-02) for single family and multifamily uses for and (B) for an approximately 22.44 acres parcel being composed of two (2) Tracts of land legally described as Tract 13.2 consisting of 9.98± acres and Tract 13.3 consisting of 12.46± acres both being situated in the John D. Merchant survey, abstract 850, being legally described in Exhibit “A-2” and currently zoned single-family dwelling R-5 (“R-5), for a total of approximately 89.19 acres commonly referred to as 1370 Alto Road, in the City of Seagoville, Dallas County, Texas; providing for development regulations; providing for the approval of the Concept Plan, which is attached hereto and incorporated herein as Exhibit “B”; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

BACKGROUND OF ISSUE:

The land is currently undeveloped and in a (PD) Planned Development located at 1370 Alto Road. Also, it is known as Greenawalt Farms Subdivision.

The representative Pat Atkins is requesting a (PD) Planned Development for additional 22.48 ± acres. The original PD-21-02 for 66.75 ± acres was approved by City Council for the development of multi-family and single-family residential use on April 19, 2021. The additional acreage will total approximately 89.23 ± acres.

The existing land use and relevant portions of the City Comprehensive Plan are in compliance with the uses listed above. This report also provides a recommendation from staff on whether the Planning and Zoning and City Council should approve the applicants’ request.

The existing zoning and land use of immediately surrounding properties are as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	AG	Agriculture
East	AG	Agriculture
South	AG	Agriculture
West	R-5	Residential Single-Family

RECOMMENDATION:

On May 10, 2022, the Planning and Zoning Commission voted unanimously (six to zero) to recommend approval on the zoning request from PD-21-02, Planned Development-21-02 to PD-21-02-a, Planned Development-21-02-Amended.

Staff supports the request.

EXHIBITS:

Ordinance (4 pages)

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. ____-2022

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 TO PLANNED DEVELOPMENT-RESIDENTIAL 21-02 AMENDED (PD-21-02-A) (A) FOR AN APPROXIMATELY 66.75 ACRE TRACT LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT “A-1” AND CURRENTLY ZONED PLANNED DEVELOPMENT-RESIDENTIAL 21-02 (PD 21-02) FOR SINGLE FAMILY AND MULTIFAMILY USES FOR AND (B) FOR AN APPROXIMATELY 22.44 ACRES PARCEL BEING COMPOSED OF TWO (2) TRACTS OF LAND LEGALLY DESCRIBED AS TRACT 13.2 CONSISTING OF 9.98± ACRES AND TRACT 13.3 CONSISTING OF 12.46± ACRES BOTH BEING SITUATED IN THE JOHN D. MERCHANT SURVEY, ABSTRACT 850, BEING LEGALLY DESCRIBED IN EXHIBIT “A-2” AND CURRENTLY ZONED SINGLE-FAMILY DWELLING R-5 (“R-5), FOR A TOTAL OF APPROXIMATELY 89.19 ACRES COMMONLY REFERRED TO AS 1370 ALTO ROAD, IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS; PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT “B”; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Seagoville, Texas, in compliance with the laws of the State of Texas, and pursuant to the Comprehensive Zoning Ordinance of the City of Seagoville, have given requisite notices by publication and otherwise, and after holding due hearings and

affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, the said governing body is of the opinion that Zoning Application No. Z2022-07 (PD 21-02-A) should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1. 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, is hereby amended by granting a change in zoning to Planned Development-Residential 21-02 Amended (PD-21-02-A):

- (A) For an approximately 66.75 acre parcel currently zoned Planned Development-Residential 21-02 (PD 21-02) for single family and multifamily uses, said parcel being more particularly described in Exhibit “A-1” attached hereto and incorporated herein by reference; and
- (B) For an approximately 22.44 acre parcel currently zoned Single Family Dwelling R-5 (R-5), being comprised of two (2) tracts of land legally described as Tract 13.2 consisting of 9.98± acres and Tract 13.3 consisting of 12.46± acres, both in the John D. Merchant Survey, Abstract 850, and being more particularly described in Exhibit “A-2” attached hereto and incorporated herein by reference,

the entire property being comprised of approximately 89.19 acres, and being commonly known as 1370 Alto Road, in the City of Seagoville, Dallas County, Texas. (the “Property”).

SECTION 2. The Property shall be developed and used in accordance with the City of Seagoville Code of Ordinances, including the City of Seagoville Zoning Ordinance and Construction Standards, except as amended herein, and the following development regulations:

- A. Development of the Property shall be in accordance with the approved concept plan(s) attached hereto as Exhibit “B”.
- B. All Development Regulation set forth in Ordinance 10-2021, adopted April 19, 2021, shall be and remain in full force and effect for the Property.

SECTION 3. The Property shall be developed and used only in accordance with the concept plan(s) attached as Exhibit “B” and incorporated herein for all purposes, 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.

DULY PASSED by the City Council of the City of Seagoville, Texas, this the 16th day of May 2022.

APPROVED:

DENNIS K. CHILDRESS, MAYOR

ATTEST:

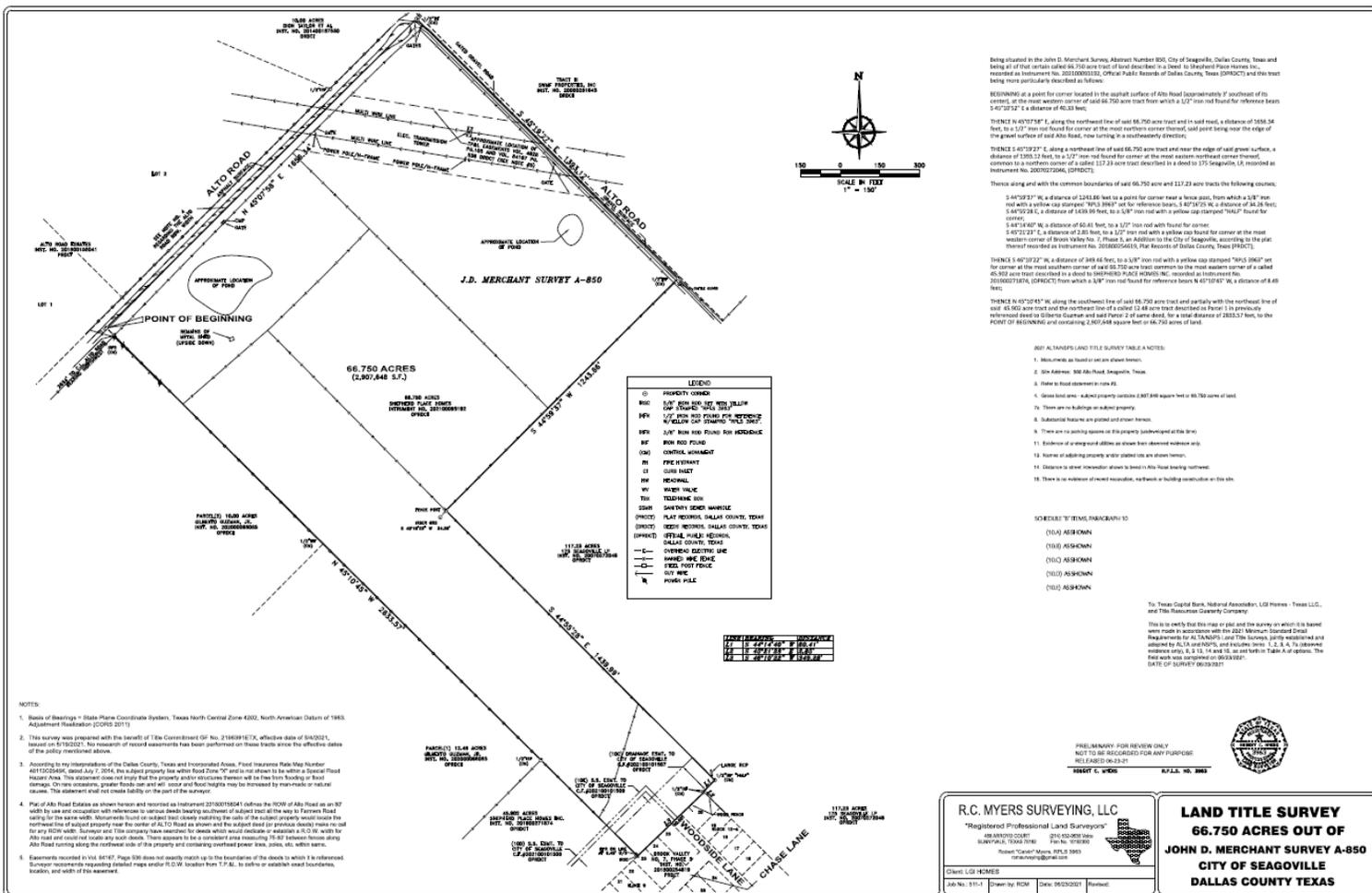
KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:

VICTORIA THOMAS, CITY ATTORNEY
(051322wtTM129603)

EXHIBIT A-1

[Legal Description for Approx. 66.75 Acres]



being situated in the John D. Merchant Survey, Abstract Number 850, City of Seagoville, Dallas County, Texas and being all of that certain called 66.750 acre tract of land described in a deed to Shepherd Place Homes Inc., recorded as Instrument No. 2021000320, Office Public Records of Dallas County, Texas (DPRECT) and the tract being more particularly described as follows:

BEINGW/4 of a point for corner located in the asphalt surface of Alto Road (approximately 2' southeast of its center), of the most westerly corner of said 66.750 acre tract from which a 1/2" iron rod found for reference bears S 45°29'32" E a distance of 40.33 feet;

THENCE S 45°29'32" E, along the northern line of said 66.750 acre tract and to said road, a distance of 1056.34 feet, to a 1/2" iron rod found for corner at the most northern corner thereof, said point being near the edge of the gravel surface of said 66.750 acre tract, now running in a westerly direction;

THENCE S 45°29'32" E, along a north line of said 66.750 acre tract and near the edge of said gravel surface, a distance of 3365.32 feet, to a 1/2" iron rod found for corner at the most eastern northeast corner thereof, corner to a northern corner of a certain 112.33 acre tract described in a deed to 175 Seagoville, L.L., recorded as Instrument No. 2007027266, (DPRECT);

Thence along with the common boundaries of said 66.750 acre and 112.23 acre tracts the following courses:

S 45°29'32" E, a distance of 242.85 feet to a point for corner near a fence post, from which a 3/8" iron rod with a yellow cap stamped "MPLS 1987" can be reference bears, a 82°47'25" W, a distance of 36.28 feet;

S 45°29'32" E, a distance of 1439.50 feet, to a 1/8" iron rod with a yellow cap stamped "MPLS 1987" found for corner;

S 45°29'32" E, a distance of 82.48 feet, to a 1/2" iron rod with fence for corner;

S 45°29'32" E, a distance of 2.85 feet, to a 1/2" iron rod with a yellow cap found for corner at the most western corner of Block Valley No. 2, Tract 2, an addition to the City of Seagoville, recorded as Instrument No. 2020002645, File Records of Dallas County, Texas (DPRECT);

THENCE N 45°29'32" W, a distance of 349.46 feet, to a 3/8" iron rod with a yellow cap stamped "MPLS 1987" set for corner at the most southern corner of said 66.750 acre tract and to the most eastern corner of a certain 40.82 acre tract described in a deed to SHEPHERD PLACE HOMES INC., recorded as Instrument No. 2021000320, (DPRECT) from which a 3/8" iron rod found for reference bears N 45°29'32" W, a distance of 4.69 feet;

THENCE N 45°29'32" W, along the southwest line of said 66.750 acre tract and westerly with the northeast line of said 40.82 acre tract and the northeast line of a certain 12.48 acre tract described as Parcel 1 in previously referenced deed to Gilberta Guzman and said Parcel 2 of same deed, for a total distance of 2833.32 feet, to the POINT OF BEGINNING and containing 66,750 square feet or 66.750 acres of land.

NOT ALLIANCE LAND TITLE SURVEY TABLE NOTES:

1. Maximum as found or set on shown herein.
2. See Address: 3800 Park Seagoville, Texas.
3. Date of Recordation in month.
4. Gross land area - Advised property contains 2,887,846 square feet or 66,750 acres of land.
5. There are no subdivisions in advised property.
6. Substantial features are pointed and shown herein.
7. There are no zoning systems on this property (shown on plat 94).
8. Evidence of zoning and other as shown here advised evidence only.
9. Names of adjoining property and/or plat(s) are shown herein.
10. Distance to other subdivision shown to be Alto Road bearing northwest.
11. There is no evidence of record easements, easements or building construction on this site.

TO BE SET BY TERMS OF AGREEMENT TO:

- 0100 ASHCANN

To: Texas Capital Bank, National Association, LLD Process - Texas LLC, and Title Resources Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for All TANDSP's and Title Surveys, jointly established and adopted by A.C.I. and TANDSP, and applicable laws, I.C.A., 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



PRELIMINARY FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSES
RELEASED 06/23/21
R.C. MYERS R.C. MYERS

R.C. MYERS SURVEYING, L.L.C.
"Registered Professional Land Surveyors"
4800 WINDY CREST, SUITE 100, SEAGOVILLE, TEXAS 75159
Robert "Casey" Myers, RPLS 39853
rmyers@rcmyers.com

Client: LLD HOMES
Map No: 101-1 Power by ROW Date: 06/23/2021 Permitted

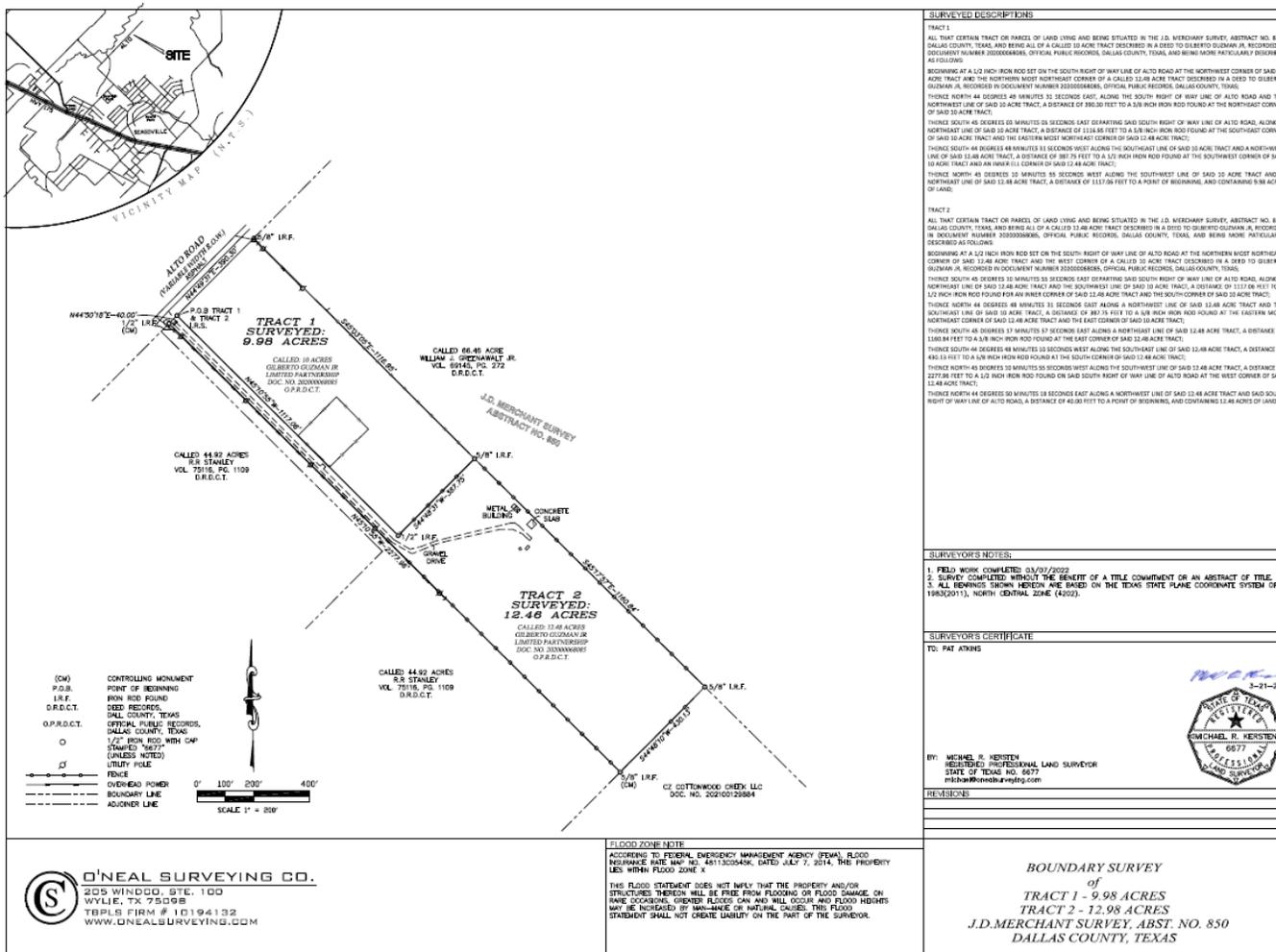
LAND TITLE SURVEY
66.750 ACRES OUT OF
JOHN D. MERCHANT SURVEY A-850
CITY OF SEAGOVILLE
DALLAS COUNTY TEXAS

NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4302, North American Datum of 1983, Adjustment Realization (CONR) 2011.
2. This survey was prepared with the benefit of Title Commitment Of No. 2160947674, effective date of 06/23/21, issued on 6/18/2021. No research of record assessments has been performed on these tracts since the effective date of the policy mentioned above.
3. According to my investigations of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 4812C0459H, dated July 7, 2014, the subject property lies within Flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This 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 statement shall not create liability on the part of the surveyor.
4. Plat of Alto Road Estates as shown herein and recorded as Instrument 20180018541 defines the RCW of Alto Road as an 80' width to be used in conjunction with references to various deeds bearing reference to said road all the way to Farmers Road, calling for the same width. Measurements found on subject tract closely matching the width of the subject property would locate the northern line of subject property near the center of ALTO Road as shown and the subject road for production deeds needs to call for any RCW width. Surveyor and Title Company have searched for deeds which would indicate or establish a RCW width for Alto Road and could not locate any such deeds. There appears to be a consistent area measuring 75.65' between houses along Alto Road running along the northern side of the property and containing overhead power lines, poles, etc., within same.
5. Easements recorded in Vol. 84747, Page 538 does not exactly match up to the boundaries of the deeds to which it is referenced. Surveyor recommends requesting updated maps and/or R.O.W. location from T.C.A., to either or establish exact boundaries, location, and width of this easement.

Exhibit A-2

[Legal Description for Approx. 22.44 Acres]



SURVEYED DESCRIPTIONS

TRACT 1
 ALL THAT CERTAIN TRACT OR PARCELS OF LAND LYING AND BEING SITUATED IN THE J.D. MERCHANT SURVEY, ABSTRACT NO. 850, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 12.46 ACRE TRACT DESCRIBED IN A DEED TO GILBERTO GILMAN, JR. RECORDED IN DOCUMENT NUMBER 2009000007, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD SET ON THE SOUTH RIGHT OF WAY LINE OF ALTO ROAD AT THE NORTHWEST CORNER OF SAID 10 ACRE TRACT AND THE NORTHERN MOST NORTHWEST CORNER OF A CALLED 12.46 ACRE TRACT DESCRIBED IN A DEED TO GILBERTO GILMAN, JR. RECORDED IN DOCUMENT NUMBER 2009000007, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;
 THENCE NORTH 44 DEGREES 48 MINUTES 21 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF ALTO ROAD AND THE NORTHWEST LINE OF SAID 10 ACRE TRACT, A DISTANCE OF 282.00 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 10 ACRE TRACT;
 THENCE SOUTH 45 DEGREES 03 MINUTES 03 SECONDS EAST SEPARATING SAID SOUTH RIGHT OF WAY LINE OF ALTO ROAD, ALONG A NORTHWEST LINE OF SAID 10 ACRE TRACT, A DISTANCE OF 1124.85 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 10 ACRE TRACT AND THE LASTER MOST NORTHEAST CORNER OF SAID 12.46 ACRE TRACT;
 THENCE SOUTH 44 DEGREES 48 MINUTES 21 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID 10 ACRE TRACT AND A NORTHWEST LINE OF SAID 12.46 ACRE TRACT, A DISTANCE OF 887.78 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 10 ACRE TRACT AND AN INNER 1/4 CORNER OF SAID 12.46 ACRE TRACT;
 THENCE NORTH 45 DEGREES 10 MINUTES 55 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID 10 ACRE TRACT AND A NORTHWEST LINE OF SAID 12.46 ACRE TRACT, A DISTANCE OF 1121.08 FEET TO A POINT OF BEGINNING, AND CONTAINING 9.98 ACRES OF LAND.

TRACT 2
 ALL THAT CERTAIN TRACT OR PARCELS OF LAND LYING AND BEING SITUATED IN THE J.D. MERCHANT SURVEY, ABSTRACT NO. 850, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 12.46 ACRE TRACT DESCRIBED IN A DEED TO GILBERTO GILMAN, JR. RECORDED IN DOCUMENT NUMBER 2009000007, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD SET ON THE SOUTH RIGHT OF WAY LINE OF ALTO ROAD AT THE NORTHERN MOST NORTHWEST CORNER OF SAID 12.46 ACRE TRACT AND THE WEST CORNER OF A CALLED 10 ACRE TRACT DESCRIBED IN A DEED TO GILBERTO GILMAN, JR. RECORDED IN DOCUMENT NUMBER 2009000007, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;
 THENCE SOUTH 45 DEGREES 10 MINUTES 55 SECONDS EAST SEPARATING SAID SOUTH RIGHT OF WAY LINE OF ALTO ROAD, ALONG A NORTHWEST LINE OF SAID 12.46 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 10 ACRE TRACT, A DISTANCE OF 1121.08 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INNER CORNER OF SAID 12.46 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 10 ACRE TRACT;
 THENCE NORTH 44 DEGREES 48 MINUTES 21 SECONDS EAST ALONG A NORTHWEST LINE OF SAID 12.46 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 10 ACRE TRACT, A DISTANCE OF 382.78 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHERN MOST NORTHEAST CORNER OF SAID 12.46 ACRE TRACT AND THE EAST CORNER OF SAID 10 ACRE TRACT;
 THENCE SOUTH 45 DEGREES 17 MINUTES 57 SECONDS EAST ALONG A NORTHWEST LINE OF SAID 12.46 ACRE TRACT, A DISTANCE OF 1185.84 FEET TO A 5/8 INCH IRON ROD FOUND AT THE EAST CORNER OF SAID 12.46 ACRE TRACT;
 THENCE SOUTH 44 DEGREES 48 MINUTES 21 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID 12.46 ACRE TRACT, A DISTANCE OF 495.13 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID 12.46 ACRE TRACT;
 THENCE NORTH 45 DEGREES 10 MINUTES 55 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID 12.46 ACRE TRACT, A DISTANCE OF 2272.38 FEET TO A 1/2 INCH IRON ROD FOUND ON SAID SOUTH RIGHT OF WAY LINE OF ALTO ROAD AT THE WEST CORNER OF SAID 12.46 ACRE TRACT;
 THENCE NORTH 44 DEGREES 50 MINUTES 18 SECONDS EAST ALONG A NORTHWEST LINE OF SAID 12.46 ACRE TRACT AND SAID SOUTH RIGHT OF WAY LINE OF ALTO ROAD, A DISTANCE OF 45.00 FEET TO A POINT OF BEGINNING, AND CONTAINING 12.46 ACRES OF LAND.

SURVEYOR'S NOTES:
 1. FIELD WORK COMPLETED 09/07/2022
 2. SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR AN ABSTRACT OF TITLE.
 3. ALL NEAREST "BEFORE" MONUMENTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011), NORTH CENTRAL ZONE (4202).

SURVEYOR'S CERTIFICATE
 TO: PAT ATKINS

BY: MICHAEL R. HENSTEN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6677
 MICH@MRSURV.COM

REVISIONS:



FLOOD ZONE NOTE:
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NO. 4811302545K, DATED JULY 7, 2014, THE PROPERTY LIES WITHIN FLOOD ZONE X.
 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON FINE COOKINGS. OTHER 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.

BOUNDARY SURVEY
 of
TRACT 1 - 9.98 ACRES
TRACT 2 - 12.98 ACRES
J.D. MERCHANT SURVEY, ABST. NO. 850
DALLAS COUNTY, TEXAS

O'NEAL SURVEYING CO.
 205 WINDCO, BTE. 100
 WYLLIE, TX 75098
 TBPUS FIRM # 10194132
 WWW.ONEALSURVEYING.COM

EXHIBIT B

Approved Concept Plan(s)

Exhibit 4

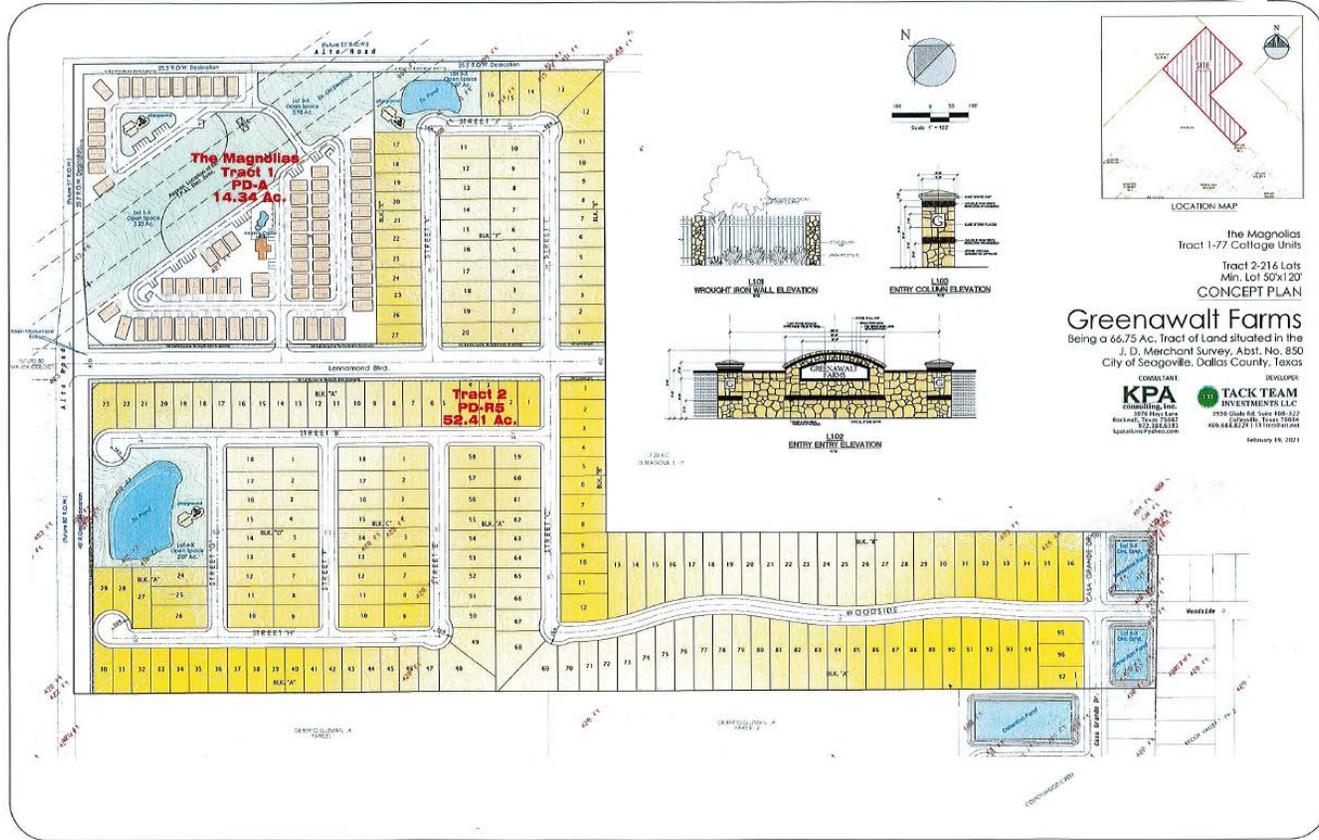
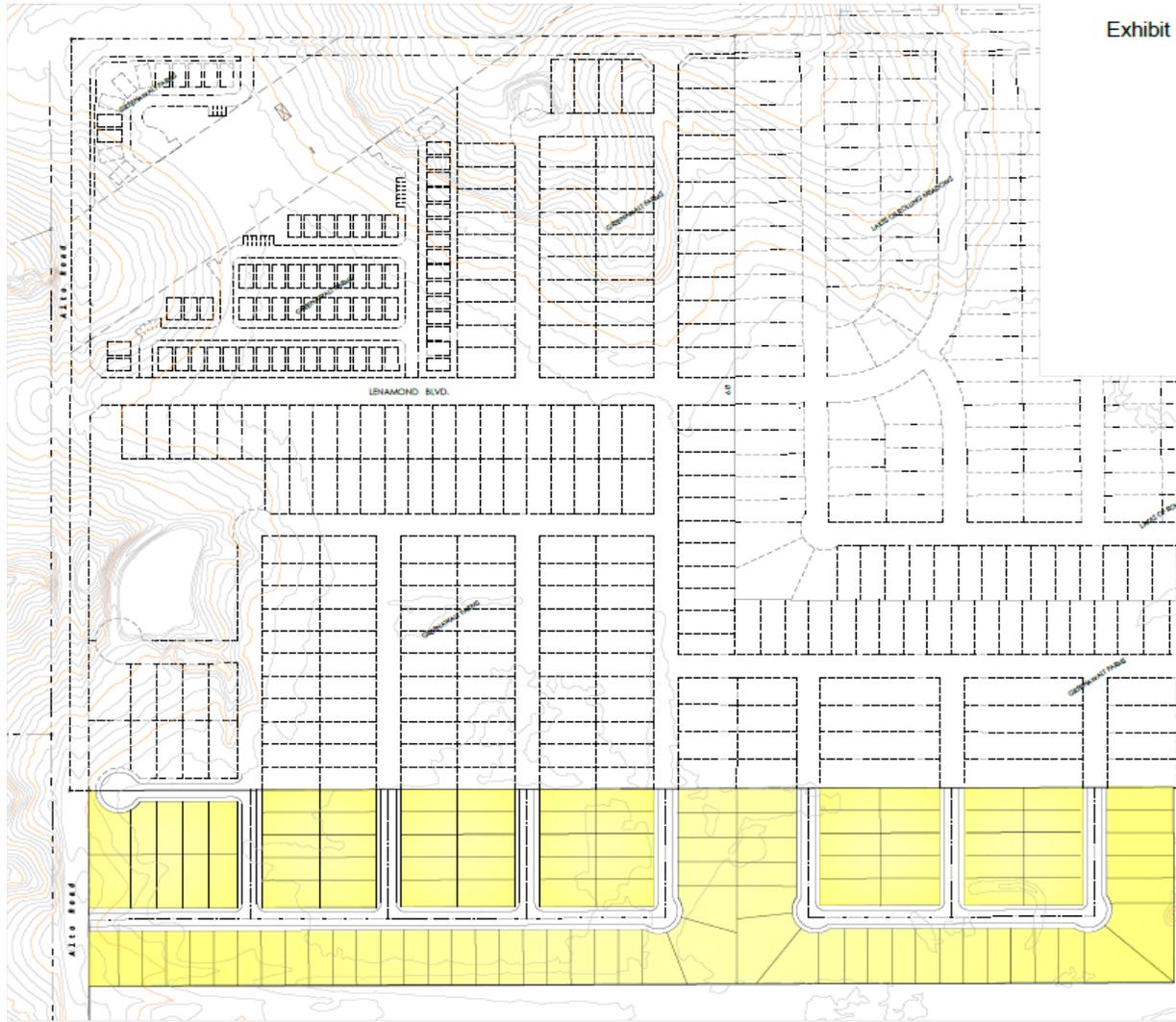


Exhibit 5



LOCATION MAP



ENGINEER:
COBBIN ENGINEERING
200 W. Belmont St.
Allen, Texas 75013
972.462.1100

CONSULTANT:
KPA
CONSULTING, INC.
614 Summer Lakes Court
Richardson, Texas 75081
972.318.0101
kpa@kpaconsulting.com



DEVELOPER:
Seabird Star
Land Development LLC
11400 Spring Creek Dr.
Frisco, Texas 75034
972.555.1800



GREENAWALT FARMS-PH. 2
22.48 ACRES
115 LOTS
(50'x120' Typ. Lot)

CONCEPT PLAN
GREENAWALT FARMS - PH. 2
SEAGOVILLE, TEXAS

Date: 01/11/2022
SHEET NO. 1 OF 1
PROJECT #00000

Regular Session Agenda Item: 10

Meeting Date: May 16, 2022

ITEM DESCRIPTION:

Conduct a public hearing concerning a change in zoning from Agriculture (AG) to Planned Development- Residential 5 (PD-22-01) for single-family residential on three (3) tracts of land consisting of a combined total of approximately 238.79± described as follows: Tract 1 described as Tract 2 in the Andrew Nail Abstract 1070 consisting of approximately 115.63± acres commonly referred to as 1001 Alto Road; tract 2 described as Tracts 18 and 3 in the Andrew Nail Abstract 1070 consisting of approximately 75.19± acres commonly known as 1755 E. Malloy Bridge Road; and, Tract 3 described as Tract 1 in the Andrew Nail Abstract 1070 consisting of approximately 47.97± acres commonly known as 1520 Alto Road, all in the City of Seagoville, Dallas County, Texas, and being legally described and depicted in exhibit “A”, attached hereto and incorporated herein; providing for development regulations; providing for the approval of the concept plan, which is attached hereto and incorporated herein as exhibit “B”; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date.

BACKGROUND OF ISSUE:

The land is currently undeveloped and is currently zoned as AG, Agriculture located at 15009 Lasater Road and 1001 Alto Road.

The representative Pat Atkins is requesting a (PD) Planned Development for 163 ± acres for single family residential.

The existing land use and relevant portions of the City Comprehensive Plan are in compliance with the uses listed above. This report also provides a recommendation from staff on whether the Planning and Zoning and City Council should approve the applicants request.

The existing zoning and land use of immediately surrounding properties are as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	AG	Agriculture
East	AG	Agriculture
South	AG	Agriculture
West	R-5	Residential Single Family

Staff supports the request.

EXHIBITS:

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

1. 2019 aerial photograph
2. Dimensional property map from DCAD website
3. Application
4. Tract 1, Tract 2 and Tract 3
5. Legal Description of Tracts
6. Development Use and Regulation
7. Concept Plan
8. Legal notice to the newspaper
9. Letter for Zoning Case
10. Response Letter(s)

Staff supports the request.

EXHIBITS:

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

1. 2019 aerial photograph
2. Dimensional property map from DCAD website
3. Application
4. Tract 1, Tract 2 and Tract 3
5. Legal Description of Tracts
6. Development Use and Regulation
7. Concept Plan
8. Legal notice to the newspaper
9. Letter for Zoning Case
10. Response Letter(s)

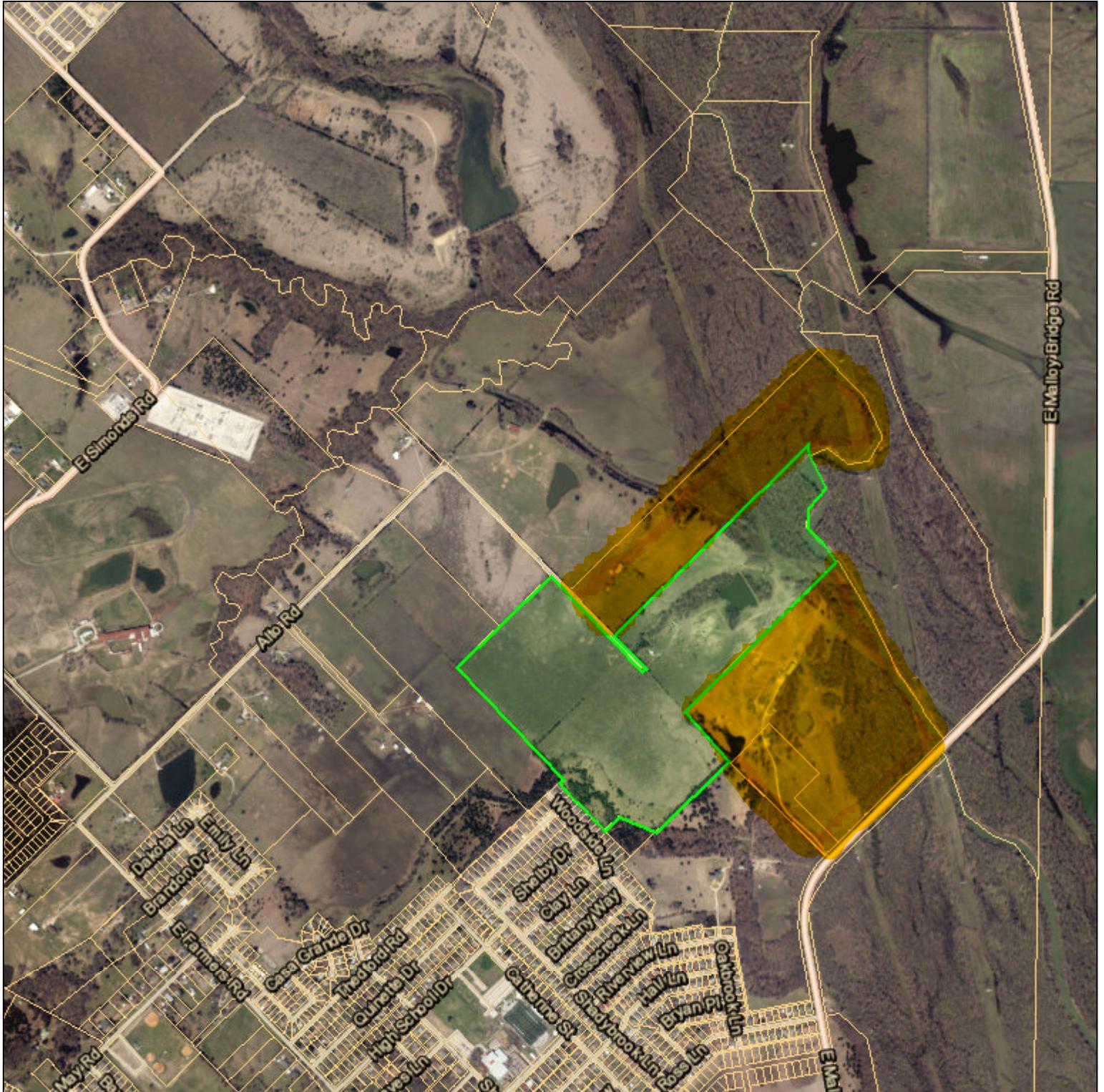
Zoning Request: # Z2022-08

Exhibit 1

15009 Lasater Road & 1001 Alto Road

DCAD ID: 65107081010020000

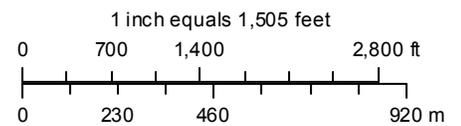
Date of copy: 4/12/2022



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org



DCAD, NCTCOG, USGS, Esri, Inc

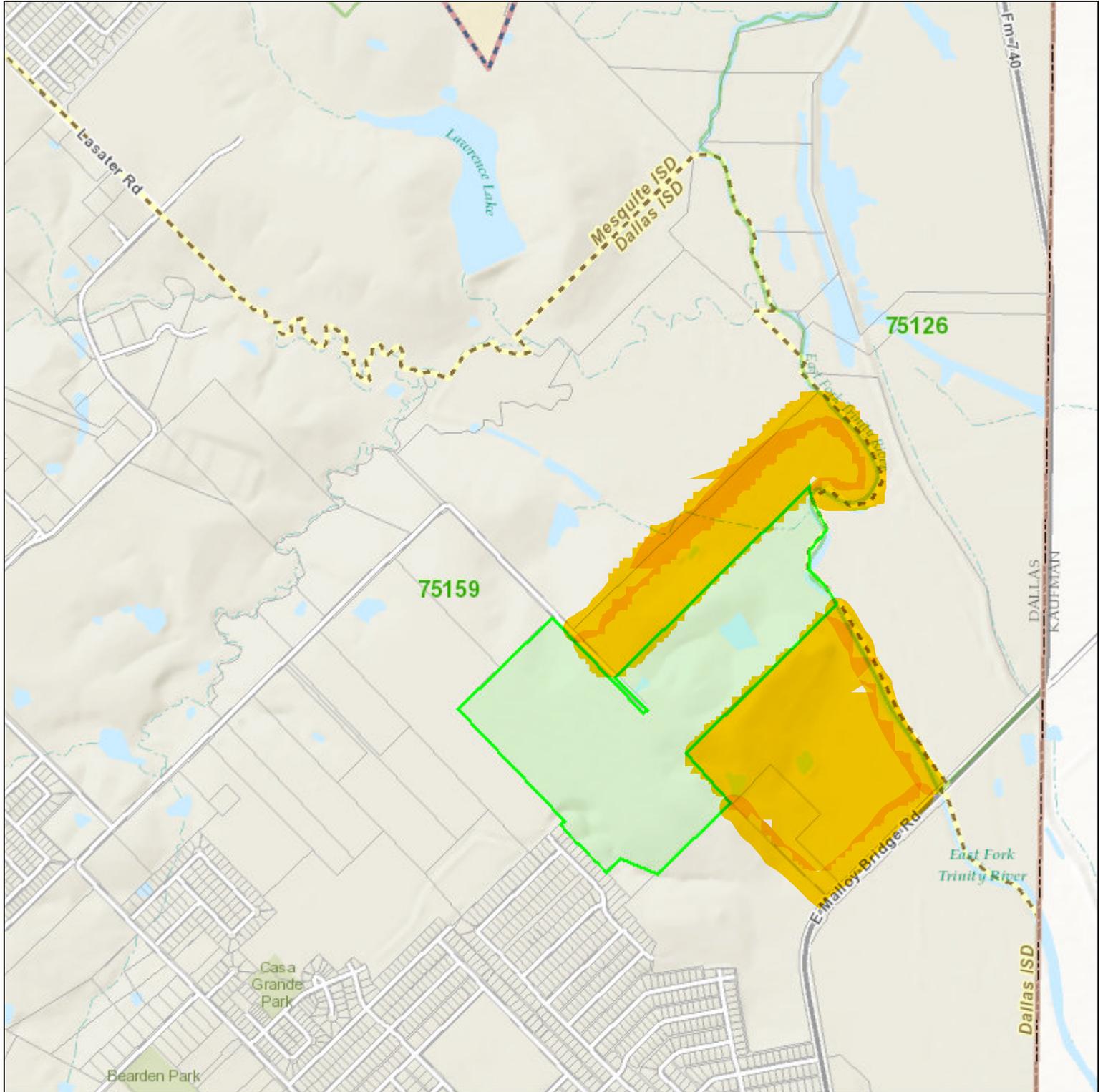
Zoning Request: # Z2022-08

Exhibit 2

DCAD ID: 65107081010020000

15009 Lasater Road & 1001 Alto Road

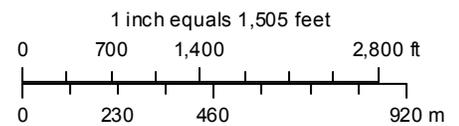
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ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: 11/23/2021 City Council: 12/21/2021
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: Lakes of Rolling Meadows
 Physical Location of Property: 15009 Lasater Road & 10001 Alto Rd., Seagoville TX
(General Location – approximate distance to nearest existing street corner)
 Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description):
Being 163 combined acres of land situated in the John Lainer Abst. 805 & Hannah Wicker Abst. 1590
(Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block)
 Acreage: 163 Existing Zoning: AG Requested Zoning: Planned Development
(Attach a detailed description of requested zoning & development standards, if a PD)

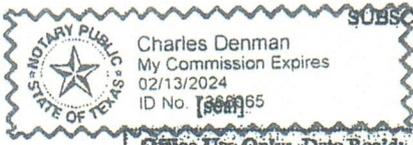
Applicant/ Owner's Name: Ren Hong Lai / 109 175 Seagoville LP Applicant or Owner? (circle one)
 Contact Person: Ren Hong Lai Title: owner
 Company Name: _____
 Street/Mailing Address: 3316 Grand Mesa City: Plano State: TX Zip: 75025
 Phone: (972) 742-3334 Fax: () Email Address: _____

Engineer / Representative's Name: KPA Consulting
 Contact Person: Pat Atkins Title: Director
 Company Name: KPA Consulting
 Street/Mailing Address: 3076 Hays Ln. City: Rockwall State: TX Zip: 75087
 Phone: (972) 388-6383 Fax: () Email Address: kpatatkins@gmail.com

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)
 All applications must be **COMPLETE** before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (to 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: Manager Date: 8-31-21



SUBSCRIBED AND SWORN TO before me, this the 31st day of August, 2021.
 Notary Public in and for the State of Texas: _____
 My Commission Expires On: _____

Office Use Only: Date Rec'd: 2-1-2022 Fees Paid: \$ 15000 Check #: 1225 Receipt #: _____
 Zoning Case #: Z2022-08 Accepted By: LB Official Submittal Date: _____



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

Lakes of Rolling Mead

Name of Subdivision or Project: GREENHAWALT FARM (TO BE ADDED TO)

Physical Location of Property: 1755 E. MALLOY BRIDGE ROAD
[General Location – approximate distance to nearest existing street corner]

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

Acreage: ± 75.103 Existing Zoning: AG Requested Zoning: SF
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

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

Applicant / Owner's Name: STEVE C. SORRELLS Applicant or Owner? (circle one)

Contact Person: STEVE C. SORRELLS Title: OWNER

Company Name: N/A

Street/Mailing Address: 1755 E. MALLOY BRIDGE City: SEAGOVILLE State: TX Zip: 75159

Phone: 972 991-1539 Fax: () Email Address: STEVE.SORRELLS@ONCOR.COM

Engineer / Representative's Name: PAT ATKINS

Contact Person: PAT ATKINS Title: DEVELOPER

Company Name: KPA CONSULTING, INC. (SADD)

Street/Mailing Address: 614 SUMMER OAKS City: ROCKWALL State: TX Zip: 75087

Phone: 972 388-6383 Fax: () Email Address: KPATATKINS@YAHOO.COM

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

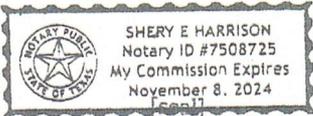
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that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

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

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

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

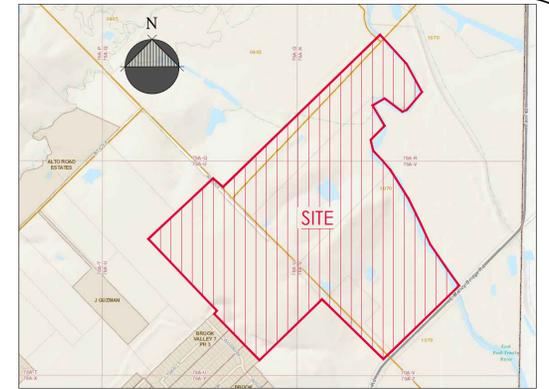
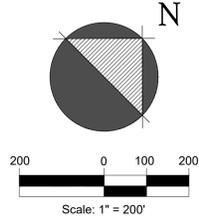
Signed: [Signature] Title: Owner Date: 10/4/2021



SUBSCRIBED AND SWORN TO before me, this the 4th day of October, 2021
[Month] [Year]

Notary Public in and for the State of Texas: [Signature]
My Commission Expires On: 11.8.2024

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



LOCATION MAP

PROPERTY DESCRIPTION - TRACT 1
 BEING 115.63 ACRE TRACT OF LAND SITUATED IN THE JOHN D. MERCHANT SURVEY, ABSTRACT NUMBER 850, AND THE ANDREW NAIL SURVEY, ABSTRACT NUMBER 1070, DALLAS COUNTY, TX, AND BEING A PART OF A CALLED 117.23 ACRES OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 20090228154, OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHERLY SOUTHEAST CORNER OF SAID 117.23 ACRES OF LAND AND A TRACT OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 20090228154 (O.P.R.D.C.T.);

THENCE NORTH 44 DEGREES 25 MINUTES 21 SECONDS EAST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (20090228154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 2529.00 FEET;

THENCE SOUTH 06 DEGREES 24 MINUTES 44 SECONDS WEST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (20090228154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 74.82 FEET;

THENCE SOUTH 27 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (20090228154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 77.91 FEET TO THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE ALONG THE CENTER OF THE TRINITY RIVER THE FOLLOWING CALLS:

SOUTH 41 DEGREES 15 MINUTES 19 SECONDS WEST, A DISTANCE OF 69.40 FEET;
 SOUTH 19 DEGREES 57 MINUTES 22 SECONDS EAST, A DISTANCE OF 116.81 FEET;
 SOUTH 56 DEGREES 02 MINUTES 53 SECONDS EAST, A DISTANCE OF 120.12 FEET;
 SOUTH 32 DEGREES 11 MINUTES 40 SECONDS EAST, A DISTANCE OF 111.77 FEET;
 SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 89.04 FEET;
 SOUTH 30 DEGREES 03 MINUTES 57 SECONDS WEST, A DISTANCE OF 246.34 FEET;
 SOUTH 21 DEGREES 11 MINUTES 35 SECONDS WEST, A DISTANCE OF 91.19 FEET;
 SOUTH 19 DEGREES 48 MINUTES 39 SECONDS EAST, A DISTANCE OF 75.35 FEET;
 SOUTH 53 DEGREES 35 MINUTES 27 SECONDS EAST, A DISTANCE OF 274.85 FEET;

THENCE SOUTH 44 DEGREES 19 MINUTES 31 SECONDS WEST, A DISTANCE OF 1966.50 FEET TO A FENCE CORNER POST FOUND AT AN INNER ELL CORNER OF SAID 117.23 ACRE TRACT;

THENCE SOUTH 44 DEGREES 32 MINUTES 32 SECONDS EAST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID SORRELLS TRACT, A DISTANCE OF 624.53 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EASTERLY NORTHEAST CORNER OF SAID 117.23 ACRE TRACT, SAME BEING THE NORTHERLY NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JUAN FLORES AND WIFE MARIA S. FLORES, RECORDED IN VOLUME 96002, PAGE 751 (O.P.R.D.C.T.);

THENCE SOUTH 44 DEGREES 49 MINUTES 09 SECONDS WEST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID FLORES TRACT, A DISTANCE OF 958.52 FEET TO A 1/2" IRON ROD FOUND WITH CAP TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF SEAGOVILLE, RECORDED IN DOCUMENT NUMBER 201900305819 (O.P.R.D.C.T.);

THENCE NORTH 68 DEGREES 14 MINUTES 58 SECONDS WEST, DEPARTING SAID THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID FLORES TRACT ALONG THE NORTH LINE OF SAID CITY OF SEAGOVILLE TRACT, A DISTANCE OF 373.09 FEET TO A 1/2" IRON ROD FOUND WITH CAP TO THE NORTHWEST CORNER OF SAID CITY OF SEAGOVILLE TRACT;

THENCE SOUTH 44 DEGREES 23 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID SEAGOVILLE TRACT, A DISTANCE OF 184.68 FEET TO A 1/2" IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID CITY OF SEAGOVILLE TRACT ON THE SOUTHWEST LINE OF SAID 117.23 ACRE TRACT AND THE NORTHEAST LINE OF SAID BROOK VALLEY NO. 7 PHASE 1;

THENCE NORTH 45 DEGREES 28 MINUTES 11 SECONDS WEST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID BROOK VALLEY NO. 7, PHASE 1, AND PHASE 2, A DISTANCE OF 605.76 FEET TO A 1/2" IRON ROD FOUND WITH CAP FOR CORNER AT THE SOUTHERN MOST SOUTHWEST CORNER OF SAID 117.23 ACRE TRACT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO SHEPHERD PLACE HOMES INC, RECORDED IN DOCUMENT NUMBER 202100093192 (O.P.R.D.C.T.);

THENCE NORTH 42 DEGREES 30 MINUTES 48 SECONDS EAST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID SHEPHERD PLACE HOMES TRACT, A DISTANCE OF 61.80 FEET TO A 1/2" IRON ROD FOUND WITH CAP AT AN INNER ELL CORNER OF SAID 117.23 ACRE TRACT AND BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID SHEPHERD PLACE HOMES TRACT;

THENCE NORTH 45 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID SHEPHERD PLACE HOMES TRACT, A DISTANCE OF 1439.28 FEET TO A 3/4" IRON ROD FOUND AT THE WESTERN MOST SOUTHWEST CORNER OF SAID 117.23 ACRE TRACT AND AN INNER ELL CORNER OF SAID SHEPHERD PLACE HOMES TRACT;

THENCE NORTH 44 DEGREES 57 MINUTES 56 SECONDS EAST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID SHEPHERD PLACE HOMES TRACT, A DISTANCE OF 1245.81 FEET TO A 1/2" IRON ROD FOUND AT THE WESTERN MOST NORTHWEST CORNER OF SAID 117.23 ACRE TRACT;

THENCE SOUTH 45 DEGREES 35 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID 117.23 ACRE TRACT, A DISTANCE OF 233.52 FEET TO A 60d NAIL FOUND AT THE SOUTHWEST CORNER OF SAID 175 SEAGOVILLE LP TRACT (20090228154);

THENCE SOUTH 45 DEGREES 36 MINUTES 59 SECONDS EAST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID 175 SEAGOVILLE LP TRACT (20090228154), A DISTANCE OF 569.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 115.63 ACRES OF LAND MORE OR LESS.

PROPERTY DESCRIPTION - TRACT 2
 BEING 75.19 ACRES OF LAND LOCATED IN THE ANDREW NAIL SURVEY, ABSTRACT NUMBER 1070, DALLAS COUNTY, TEXAS, BEING ALL OF THE CALLED 65.1037 ACRE TRACT, DESCRIBED IN A DEED TO STEVE C. SORRELLS, RECORDED IN VOLUME 2001124, PAGE 07106 REAL PROPERTY RECORDS DALLAS COUNTY, TEXAS (R.P.R.D.C.T.) AND THE CALLED 10.0000 ACRE TRACT DESCRIBED IN A DEED TO STEVE SORRELLS, RECORDED IN VOLUME 2001119, PAGE 05896 (R.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BY METES AND BOUNDS:

BEGINNING AT A WOOD FENCE CORNER POST FOUND AT THE WESTERN CORNER OF SAID 65.1037 ACRE TRACT AND AN INNER ELL CORNER OF A CALLED 117.23 ACRE TRACT OF LAND BEING DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, A TEXAS LIMITED PARTNERSHIP, RECORDED IN INSTRUMENT NUMBER 20070222046, (R.P.R.D.C.T.);

THENCE NORTH 44 DEGREES 19 MINUTES 30 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID 65.1037 ACRE TRACT AND A SOUTHEAST LINE OF SAID 117.23 ACRE TRACT, A DISTANCE OF 1966.50 FEET TO THE NORTH CORNER OF SAID 65.1037 ACRE TRACT AND THE EAST CORNER OF SAID 117.23 ACRE TRACT AND BEING IN THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE ALONG THE MEANDERS OF THE CENTER OF THE EAST FORK OF THE TRINITY RIVER AND THE NORTHEAST LINE OF SAID 65.1037 ACRE TRACT THE FOLLOWING CALLS:

SOUTH 31 DEGREES 15 MINUTES 37 SECONDS EAST, A DISTANCE OF 338.28 FEET;
 SOUTH 25 DEGREES 46 MINUTES 20 SECONDS EAST, A DISTANCE OF 517.90 FEET;
 SOUTH 32 DEGREES 41 MINUTES 20 SECONDS EAST, A DISTANCE OF 523.20 FEET;
 SOUTH 30 DEGREES 51 MINUTES 20 SECONDS EAST, A DISTANCE OF 614.50 FEET TO THE EASTERN MOST SOUTHEAST CORNER OF SAID 65.1037 ACRE TRACT AT THE INTERSECTION OF THE CENTER OF THE EAST FORK OF THE TRINITY RIVER AT THE CENTER OF MALLOY BRIDGE ROAD;

THENCE SOUTH 44 DEGREES 03 MINUTES 40 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID 65.1037 ACRE TRACT, A DISTANCE OF 1459.00 FEET TO THE SOUTHERN MOST CORNER OF SAID 10.0000 ACRE TRACT AND THE EAST CORNER OF A CALLED 51.644 ACRE TRACT DESCRIBED IN A DEED TO JUAN AND MARIA FLORES, RECORD IN VOLUME 96002, PAGE 751, (O.P.R.D.C.T.);

THENCE NORTH 45 DEGREES 00 MINUTES 13 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID 10.0000 ACRE TRACT, A DISTANCE OF 1300.89 FEET TO A 5/8" IRON ROD FOUND AT THE NORTH CORNER OF SAID FLORES TRACT;

THENCE NORTH 44 DEGREES 32 MINUTES 32 SECONDS WEST CONTINUING ALONG THE SOUTHWEST LINE OF SAID SORRELLS TRACT AND A NORTHEAST LINE OF SAID 117.23 ACRE, A DISTANCE OF 624.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 75.19 ACRES OF LAND MORE OR LESS

PROPERTY DESCRIPTION - TRACT 3
 BEING 47.97 ACRE TRACT OF LAND SITUATED IN THE ANDREW NAIL SURVEY, ABSTRACT NUMBER 1070, DALLAS COUNTY, TX, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 20090228154, OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHERLY SOUTHEAST CORNER OF SAID 175 SEAGOVILLE LP TRACT(20090228154) AND AN INNER ELL CORNER OF A CALLED 117.23 ACRES OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 20070222046 (O.P.R.D.C.T.);

THENCE NORTH 45 DEGREES 36 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF SAID, 75 SEAGOVILLE LP TRACT (20090228154) AND A NORTH LINE OF SAID 117.23 ACRE TRACT, A DISTANCE OF 569.15 FEET TO A FOUND 60d NAIL AT THE SOUTHWEST CORNER OF SAID 175 SEAGOVILLE LP TRACT(20090228154);

THENCE NORTH 44 DEGREES 25 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID 175 SEAGOVILLE LP TRACT(20090228154), A DISTANCE OF 3183.23 FEET TO THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE ALONG THE CENTER OF THE TRINITY RIVER THE FOLLOWING CALLS:

SOUTH 47 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 656.73 FEET;
 SOUTH 30 DEGREES 12 MINUTES 50 SECONDS EAST, A DISTANCE OF 190.27 FEET;
 SOUTH 11 DEGREES 34 MINUTES 12 SECONDS EAST, A DISTANCE OF 224.09 FEET;
 SOUTH 26 DEGREES 03 MINUTES 16 SECONDS WEST, A DISTANCE OF 161.88 FEET;
 SOUTH 37 DEGREES 45 MINUTES 05 SECONDS WEST, A DISTANCE OF 118.41 FEET;
 SOUTH 80 DEGREES 37 MINUTES 43 SECONDS WEST, A DISTANCE OF 109.71 FEET;
 NORTH 60 DEGREES 15 MINUTES 53 SECONDS WEST, A DISTANCE OF 215.22 FEET;
 NORTH 77 DEGREES 07 MINUTES 41 SECONDS WEST, A DISTANCE OF 104.88 FEET;
 SOUTH 76 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 74.63 FEET;
 SOUTH 42 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 45.58 FEET;

THENCE NORTH 27 DEGREES 37 MINUTES 46 SECONDS WEST DEPARTING THE EAST FORK OF THE TRINITY RIVER ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (20090228154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 77.91 FEET;

THENCE NORTH 06 DEGREES 24 MINUTES 44 SECONDS EAST ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (20090228154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 74.82 FEET;

THENCE SOUTH 44 DEGREES 25 MINUTES 21 SECONDS WEST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (20090228154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 2529.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.97 ACRES OF LAND MORE OR LESS.

**Tract 3
47.97 Ac.**

**Tract 1
115.63 Ac.**

**Tract 2
75.19 Ac.**

PROPERTY DESCRIPTION - TRACT 2
 BEING 75.19 ACRES OF LAND LOCATED IN THE ANDREW NAIL SURVEY, ABSTRACT NUMBER 1070, DALLAS COUNTY, TEXAS, BEING ALL OF THE CALLED 65.1037 ACRE TRACT, DESCRIBED IN A DEED TO STEVE C. SORRELLS, RECORDED IN VOLUME 2001124, PAGE 07106 REAL PROPERTY RECORDS DALLAS COUNTY, TEXAS (R.P.R.D.C.T.) AND THE CALLED 10.0000 ACRE TRACT DESCRIBED IN A DEED TO STEVE SORRELLS, RECORDED IN VOLUME 2001119, PAGE 05896 (R.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BY METES AND BOUNDS:

BEGINNING AT A WOOD FENCE CORNER POST FOUND AT THE WESTERN CORNER OF SAID 65.1037 ACRE TRACT AND AN INNER ELL CORNER OF A CALLED 117.23 ACRE TRACT OF LAND BEING DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, A TEXAS LIMITED PARTNERSHIP, RECORDED IN INSTRUMENT NUMBER 20070222046, (R.P.R.D.C.T.);

THENCE NORTH 44 DEGREES 19 MINUTES 30 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID 65.1037 ACRE TRACT AND A SOUTHEAST LINE OF SAID 117.23 ACRE TRACT, A DISTANCE OF 1966.50 FEET TO THE NORTH CORNER OF SAID 65.1037 ACRE TRACT AND THE EAST CORNER OF SAID 117.23 ACRE TRACT AND BEING IN THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE ALONG THE MEANDERS OF THE CENTER OF THE EAST FORK OF THE TRINITY RIVER AND THE NORTHEAST LINE OF SAID 65.1037 ACRE TRACT THE FOLLOWING CALLS:

SOUTH 31 DEGREES 15 MINUTES 37 SECONDS EAST, A DISTANCE OF 338.28 FEET;
 SOUTH 25 DEGREES 46 MINUTES 20 SECONDS EAST, A DISTANCE OF 517.90 FEET;
 SOUTH 32 DEGREES 41 MINUTES 20 SECONDS EAST, A DISTANCE OF 523.20 FEET;
 SOUTH 30 DEGREES 51 MINUTES 20 SECONDS EAST, A DISTANCE OF 614.50 FEET TO THE EASTERN MOST SOUTHEAST CORNER OF SAID 65.1037 ACRE TRACT AT THE INTERSECTION OF THE CENTER OF THE EAST FORK OF THE TRINITY RIVER AT THE CENTER OF MALLOY BRIDGE ROAD;

THENCE SOUTH 44 DEGREES 03 MINUTES 40 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID 65.1037 ACRE TRACT, A DISTANCE OF 1459.00 FEET TO THE SOUTHERN MOST CORNER OF SAID 10.0000 ACRE TRACT AND THE EAST CORNER OF A CALLED 51.644 ACRE TRACT DESCRIBED IN A DEED TO JUAN AND MARIA FLORES, RECORD IN VOLUME 96002, PAGE 751, (O.P.R.D.C.T.);

THENCE NORTH 45 DEGREES 00 MINUTES 13 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID 10.0000 ACRE TRACT, A DISTANCE OF 1300.89 FEET TO A 5/8" IRON ROD FOUND AT THE NORTH CORNER OF SAID FLORES TRACT;

THENCE NORTH 44 DEGREES 32 MINUTES 32 SECONDS WEST CONTINUING ALONG THE SOUTHWEST LINE OF SAID SORRELLS TRACT AND A NORTHEAST LINE OF SAID 117.23 ACRE, A DISTANCE OF 624.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 75.19 ACRES OF LAND MORE OR LESS

PROPERTY DESCRIPTION - TRACT 3
 BEING 47.97 ACRE TRACT OF LAND SITUATED IN THE ANDREW NAIL SURVEY, ABSTRACT NUMBER 1070, DALLAS COUNTY, TX, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 20090228154, OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHERLY SOUTHEAST CORNER OF SAID 175 SEAGOVILLE LP TRACT(20090228154) AND AN INNER ELL CORNER OF A CALLED 117.23 ACRES OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 20070222046 (O.P.R.D.C.T.);

THENCE NORTH 45 DEGREES 36 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF SAID, 75 SEAGOVILLE LP TRACT (20090228154) AND A NORTH LINE OF SAID 117.23 ACRE TRACT, A DISTANCE OF 569.15 FEET TO A FOUND 60d NAIL AT THE SOUTHWEST CORNER OF SAID 175 SEAGOVILLE LP TRACT(20090228154);

THENCE NORTH 44 DEGREES 25 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID 175 SEAGOVILLE LP TRACT(20090228154), A DISTANCE OF 3183.23 FEET TO THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE ALONG THE CENTER OF THE TRINITY RIVER THE FOLLOWING CALLS:

SOUTH 47 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 656.73 FEET;
 SOUTH 30 DEGREES 12 MINUTES 50 SECONDS EAST, A DISTANCE OF 190.27 FEET;
 SOUTH 11 DEGREES 34 MINUTES 12 SECONDS EAST, A DISTANCE OF 224.09 FEET;
 SOUTH 26 DEGREES 03 MINUTES 16 SECONDS WEST, A DISTANCE OF 161.88 FEET;
 SOUTH 37 DEGREES 45 MINUTES 05 SECONDS WEST, A DISTANCE OF 118.41 FEET;
 SOUTH 80 DEGREES 37 MINUTES 43 SECONDS WEST, A DISTANCE OF 109.71 FEET;
 NORTH 60 DEGREES 15 MINUTES 53 SECONDS WEST, A DISTANCE OF 215.22 FEET;
 NORTH 77 DEGREES 07 MINUTES 41 SECONDS WEST, A DISTANCE OF 104.88 FEET;
 SOUTH 76 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 74.63 FEET;
 SOUTH 42 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 45.58 FEET;

THENCE NORTH 27 DEGREES 37 MINUTES 46 SECONDS WEST DEPARTING THE EAST FORK OF THE TRINITY RIVER ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (20090228154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 77.91 FEET;

THENCE NORTH 06 DEGREES 24 MINUTES 44 SECONDS EAST ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (20090228154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 74.82 FEET;

THENCE SOUTH 44 DEGREES 25 MINUTES 21 SECONDS WEST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (20090228154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 2529.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.97 ACRES OF LAND MORE OR LESS.

TRACT EXHIBIT - TRACTS 1, 2 & 3
Lakes of Rolling Meadows
 Being two tracts land totaling 238.79 ac. situated in the J. D. Merchant Survey, Abst. No. 850 and the Andrew Nail Survey, Abst. No. 1070 City of Seagoville, Dallas County, Texas

CONSULTANT: **KPA consulting, inc.**
 614 Summer Oaks Dr.
 Rockwall, Texas 75087
 972.388.6383
 kpatatkins@yahoo.com

DEVELOPER: **Saddle Star Land Development LLC**
 614 Summer Oaks Dr.
 Rockwall, Texas 75087
 Pat Atkins - 972.388.6383

ENGINEER: **CORWIN ENGINEERING**
 200 W. Belmont St.
 Allen, Texas 75013
 972.96.1200

TRACT 1

BEING 47.97 ACRE TRACT OF LAND SITUATED IN THE ANDREW NAIL SURVEY, ABSTRACT NUMBER 1070, DALLAS COUNTY, TX, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 200900288154, OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHERLY SOUTHEAST CORNER OF SAID 175 SEAGOVILLE LP TRACT(200900288154) AND AN INNER ELL CORNER OF A CALLED 117.23 ACRES OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 20070272046 (O.P.R.D.C.T.);

THENCE NORTH 45 DEGREES 36 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF SAID , 75 SEAGOVILLE LP TRACT (200900288154) AND A NORTH LINE OF SAID 117.23 ACRE TRACT, A DISTANCE OF 569.15 FEET TO A FOUND 60d NAIL AT THE SOUTHWEST CORNER OF SAID 175 SEAGOVILLE LP TRACT(200900288154);

THENCE NORTH 44 DEGREES 25 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID 175 SEAGOVILLE LP TRACT(200900288154), A DISTANCE OF 3183.23 FEET TO THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE ALONG THE CENTER OF THE TRINITY RIVER THE FOLLOWING CALLS:

SOUTH 47 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 656.73 FEET;

SOUTH 30 DEGREES 12 MINUTES 50 SECONDS EAST, A DISTANCE OF 190.27 FEET;

SOUTH 11 DEGREES 34 MINUTES 12 SECONDS EAST, A DISTANCE OF 224.09 FEET;

SOUTH 26 DEGREES 03 MINUTES 16 SECONDS WEST, A DISTANCE OF 161.88 FEET;

SOUTH 37 DEGREES 45 MINUTES 05 SECONDS WEST, A DISTANCE OF 118.41 FEET;

SOUTH 80 DEGREES 37 MINUTES 43 SECONDS WEST, A DISTANCE OF 109.71 FEET;

NORTH 60 DEGREES 15 MINUTES 53 SECONDS WEST, A DISTANCE OF 215.22 FEET;

NORTH 77 DEGREES 07 MINUTES 41 SECONDS WEST, A DISTANCE OF 104.88 FEET;

SOUTH 76 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 74.63 FEET;

SOUTH 42 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 45.58 FEET;

THENCE NORTH 27 DEGREES 37 MINUTES 46 SECONDS WEST DEPARTING THE EAST FORK OF THE TRINITY RIVER ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (200900288154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 77.91 FEET;

THENCE NORTH 06 DEGREES 24 MINUTES 44 SECONDS EAST ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (200900288154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 74.82 FEET;

THENCE SOUTH 44 DEGREES 25 MINUTES 21 SECONDS WEST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (200900288154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 2529.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 47.97 ACRES OF LAND MORE OF LESS.

TRACT 2

BEING 75.19 ACRES OF LAND LOCATED IN THE ANDREW NALL SURVEY, ABSTRACT NUMBER 1070, DALLAS COUNTY, TEXAS, BEING ALL OF THE CALLED 65.1037 ACRE TRACT, DESCRIBED IN A DEED TO STEVE C. SORRELLS, RECORDED IN VOLUME 2001124, PAGE 07106 REAL PROPERTY RECORDS DALLAS COUNTY, TEXAS (R.P.R.D.C.T.) AND THE CALLED 10.0000 ACRE TRACT DESCRIBED IN A DEED TO STEVE SORRELL, RECORDED IN VOLUME 2001119, PAGE 05896 (R.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BY METES AND BOUNDS:

BEGINNING AT A WOOD FENCE CORNER POST FOUND AT THE WESTERN CORNER OF SAID 65.1037 ACRE TRACT AND AN INNER ELL CORNER OF A CALLED 117.23 ACRE TRACT OF LAND BEING DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, A TEXAS LIMITED PARTNERSHIP, RECORDED IN INSTRUMENT NUMBER 20070272046, (R.P.R.D.C.T.);

THENCE NORTH 44 DEGREES 19 MINUTES 30 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID 65.1037 ACRE TRACT AND A SOUTHEAST LINE OF SAID 117.23 ACRE TRACT, A DISTANCE OF 1966.50 FEET TO THE NORTH CORNER OF SAID 65.1037 ACRE TRACT AND THE EAST CORNER OF SAID 117.23 ACRE TRACT AND BEING IN THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE ALONG THE MEANDERS OF THE CENTER OF THE EAST FOR OF THE TRINITY RIVER AND THE NORTHEAST LINE OF SAID 65.1037 ACRE TRACT THE FOLLOWING CALLS:

SOUTH 31 DEGREES 15 MINUTES 37 SECONDS EAST, A DISTANCE OF 338.28 FEET;

SOUTH 25 DEGREES 46 MINUTES 20 SECONDS EAST, A DISTANCE OF 517.90 FEET;

SOUTH 32 DEGREES 41 MINUTES 20 SECONDS EAST, A DISTANCE OF 523.20 FEET;

SOUTH 30 DEGREES 51 MINUTES 20 SECONDS EAST, A DISTANCE OF 614.50 FEET TO THE EASTERN MOST SOUTHEAST CORNER OF SAID 65.1037 ACRE TRACT AT THE INTERSECTION OF THE CENTER OF THE EAST FORK OF THE TRINITY RIVER AT THE CENTER OF MALLOY BRIDGE ROAD;

THENCE SOUTH 44 DEGREES 03 MINUTES 40 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID 65.1037 ACRE TRACT, A DISTANCE OF 1459.00 FEET TO THE SOUTHERN MOST CORNER OF SAID 10.0000 ACRE TRACT AND THE EAST CORNER OF A CALLED 51.644 ACRE TRACT DESCRIBED IN A DEED TO JUAN AND MARIA FLORES, RECORD IN VOLUME 96002, PAGE 751, (D.R.D.C.T.);

THENCE NORTH 45 DEGREES 00 MINUTES 13 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID 10.0000 ACRE TRACT, A DISTANCE OF 1300.89 FEET TO A 5/8" IRON ROD FOUND AT THE NORTH CORNER OF SAID FLORES TRACT;

THENCE NORTH 44 DEGREES 32 MINUTES 32 SECONDS WEST CONTINUING ALONG THE SOUTHWEST LINE OF SAID SORRELLS TRACT AND A NORTHEAST LINE OF SAID 117.23 ACRE, A DISTANCE OF 624.52 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 75.19 ACRES OF LAND MORE OR LESS

TRACT 3

BEING 115.63 ACRE TRACT OF LAND SITUATED IN THE JOHN D. MERCHANT SURVEY, ABSTRACT NUMBER 850, AND THE ANDREW NAIL SURVEY, ABSTRACT NUMBER 1070, DALLAS COUNTY, TX, AND BEING A PART OF A CALLED 117.23 ACRES OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 20070272046, OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHERLY SOUTHEAST CORNER OF SAID 117.23 ACRES OF LAND AND A TRACT OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 200900288154 (O.P.R.D.C.T.),

THENCE NORTH 44 DEGREES 25 MINUTES 21 SECONDS EAST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (200900288154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 2529.00 FEET;

THENCE SOUTH 06 DEGREES 24 MINUTES 44 SECONDS WEST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (200900288154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 74.82 FEET;

THENCE SOUTH 27 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (200900288154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 77.91 FEET TO THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE ALONG THE CENTER OF THE TRINITY RIVER THE FOLLOWING CALLS:

SOUTH 41 DEGREES 15 MINUTES 19 SECONDS WEST, A DISTANCE OF 69.40 FEET;

SOUTH 19 DEGREES 57 MINUTES 22 SECONDS EAST, A DISTANCE OF 116.81 FEET;

SOUTH 56 DEGREES 02 MINUTES 53 SECONDS EAST, A DISTANCE OF 120.12 FEET;

SOUTH 32 DEGREES 11 MINUTES 40 SECONDS EAST, A DISTANCE OF 111.77 FEET;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 89.04 FEET;

SOUTH 30 DEGREES 03 MINUTES 57 SECONDS WEST, A DISTANCE OF 246.34 FEET;

SOUTH 21 DEGREES 11 MINUTES 35 SECONDS WEST, A DISTANCE OF 91.19 FEET;

SOUTH 19 DEGREES 48 MINUTES 39 SECONDS EAST, A DISTANCE OF 75.35 FEET;

SOUTH 53 DEGREES 35 MINUTES 27 SECONDS EAST, A DISTANCE OF 274.85 FEET;

THENCE SOUTH 44 DEGREES 19 MINUTES 31 SECONDS WEST, A DISTANCE OF 1966.50 FEET TO A FENCE CORNER POST FOUND AT AN INNER ELL CORNER OF SAID 117.23 ACRE TRACT;

THENCE SOUTH 44 DEGREES 32 MINUTES 32 SECONDS EAST ALONG THE COMMON LINE OF SAID 117.23 ACRE AND SAID SORRELLS TRACT, A DISTANCE OF 624.53 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EASTERLY NORTHEAST CORNER OF SAID 117.23 ACRE TRACT, SAME BEING THE NORTHERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JUAN FLORES AND WIFE MARIA S. FLORES, RECORDED IN VOLUME 96002, PAGE 751 (O.P.R.D.C.T.);

THENCE SOUTH 44 DEGREES 49 MINUTES 09 SECONDS WEST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID FLORES TRACT, A DISTANCE OF 958.52 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF SEAGOVILLE, RECORDED IN DOCUMENT NUMBER 201900305819 (O.P.R.D.C.T.);

THENCE NORTH 68 DEGREES 14 MINUTES 58 SECONDS WEST, DEPARTING SAID THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID FLORES TRACT ALONG THE NORTH LINE OF SAID CITY OF SEAGOVILLE TRACT, A DISTANCE OF 373.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP TO THE NORTHWEST CORNER OF SAID CITY OF SEAGOVILLE TRACT;

THENCE SOUTH 44 DEGREES 23 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID SEAGOVILLE TRACT, A DISTANCE OF 184.68 FEET TO A 1/2 INCH IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID CITY OF SEAGOVILLE TRACT ON THE SOUTHWEST LINE OF SAID 117.23 ACRE TRACT AND THE NORTHEAST LINE OF SAID BROOK VALLEY NO. 7 PHASE 1;

THENCE NORTH 45 DEGREES 28 MINUTES 11 SECONDS WEST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID BROOK VALLEY NO. 7, PHASE 1, AND PHASE 2, A DISTANCE OF 605.76 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP FOR CORNER AT THE SOUTHERN MOST SOUTHWEST CORNER OF SAID 117.23 ACRE TRACT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO SHEPHERD PLACE HOMES INC, RECORDED IN DOCUMENT NUMBER 202100093192 (O.P.R.D.C.T.);

THENCE NORTH 42 DEGREES 30 MINUTES 48 SECONDS EAST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID SHEPHERD PLACE HOMES TRACT, A DISTANCE OF 61.80 FEET TO A 1/2" IRON ROD FOUND WITH CAP AT AN INNER ELL CORNER OF SAID 117.23 ACRE TRACT AND BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID SHEPHERD PLACE HOMES TRACT;

THENCE NORTH 45 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID SHEPHERD PLACE HOMES TRACT, A DISTANCE OF 1439.28

FEET TO A 3/4 INCH IRON ROD FOUND AT THE WESTERN MOST SOUTHWEST CORNER OF SAID 117.23 ACRE TRACT AND AN INNER ELL CORNER OF SAID SHEPHERD PLACE HOMES TRACT;

THENCE NORTH 44 DEGREES 57 MINUTES 56 SECONDS EAST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID SHEPHERD PLACE HOMES TRACT, A DISTANCE OF 1245.81 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WESTERN MOST NORTHWEST CORNER OF SAID 117.23 ACRE TRACT;

THENCE SOUTH 45 DEGREES 35 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID 117.23 ACRE TRACT, A DISTANCE OF 233.52 FEET TO A 60D NAIL FOUND AT THE SOUTHWEST CORNER OF SAID 175 SEAGOVILLE LP TRACT (200900288154);

THENCE SOUTH 45 DEGREES 36 MINUTES 59 SECONDS EAST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID 175 SEAGOVILLE LP TRACT (200900288154), A DISTANCE OF 569.15 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 115.63 ACRES OF LAND MORE OF LESS.

Development Use and Regulation

LAKES OF ROLLING MEADOWS-238.79 ACRES

Seagoville, Texas

The property consists of 238.79 acres of land, south adjacent to LASATER Road. The property is sparsely vegetated on the entirety of the property, except with native trees along the Creek of the East Fork of The Trinity River along the northeast quadrant.

The property will allow for residential use New home construction will range from \$300k and up. The target market for homes is young families, young professionals, and empty nesters.

The property will generate an additional 700 RESIDENTIAL DETACHED UNITS AND ADD AN ADDITIONAL \$220 million to the City of Seagoville tax base. Lakes of Rolling Meadows will have a Master H.O.A. requirement within the development of the property.

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

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

Development regulations to include: Single Family Detached and High Density Detached Residential

Minimum Lot Size 50'x120'

Minimum Side Yard 5'

Minimum Side Yard Adjacent to Street 10'

Minimum Front Yard 25'

Minimum Rear Yard 10'

Minimum Lot Square Footage 6000sf

Minimum House Size 1600 sf-25%

1700 sf-50%

1800 sf-25%

Maximum House Height 35'

Screening along Lasater Rd will be a combination of 6' Wrought Iron or Masonry with Landscaping and Irrigation

Included in the plan will be 130 Magnolia Cottages .

***Open Space Improvements**

***8' TRAIL**

***COMMUNITY GARDEN/AGRIHOOD**

***DOG PARK**

***PLAYGROUND**

***CLUB HOUSE AMENITY CENTER**

*** PICKLE BALL**

"DRAFT"

AN ORDINANCE OF THE CITY OF SEAGOVILLE,

TEXAS ORDINANCE NO. 10- ?

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 AGRICULTURE (AG) TO PLANNED DEVELOPMENT RESIDENTIAL (PD 22-?) FOR SINGLE FAMILY USE ON ONE (1) TRACT OF LAND BEING A TOTAL OF APPROXIMATELY ~~244.82±~~ ACRES LEGALLY DESCRIBED AS TRACT OF THE JOHN D. MERCHANT SURVEY, ABSTRACT 850, AND THE ANDREW NAIL SURVEY, ABSTRACT NO. 1070 COMMONLY KNOWN AS 15009 LASATER RD. AND 1001 ALTO RD. IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXIDBIT "B"; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENAL TY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

238.79

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. 22021-03 (PD 21-02) should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, duly passed by the governing body of the City of Seagoville, Texas, as heretofore amended, be and the same is hereby aem nded by granting a change in zoning from Agriculture (AG) to Planned Development-Residential (PD 21-02) for single family and multifamily uses on one (1) tracts of land being a combined total of approximaely two hundres and forty four ± acres

Twenty Eight

? 238.79

legally described as Tract land 3 of the John D. Merchant Survey, Abstract 850, commonly known as 900 Alto Road, in the City of Seagoville, Dallas County, Texas. and being legally described and depicted in Exhibit 'A', attached hereto and incorporated herein.

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

- A. Development shall be in accordance with the approved concept plan.
- B. High Density Development shall be a gated community of detached condominiums with each unit being individually owned and sprinkled.
- C. Area Regulations:
 1. Single Family Development:
 - Lot size shall be a minimum of 6,000 square feet;
 - Lot width shall be a minimum of 50 feet when measured along the front setback;
 - Front yard shall be a minimum of 25 feet from ~~back of curb,~~ **R.O.W. LINE**;
 - Side yard shall be a minimum of five feet, except corner lots which shall have a 20-foot side yard; and
 - Rear yard shall have a minimum 5% of the total lot depth or a maximum of 10- feet.
 2. Multifamily Development:
 - Front yard shall be a minimum 18-foot from curb to front of unit;
 - There shall be a minimum of not less than 6-feet between buildings;
 - Rear yard shall be a minimum of 6-feet;
 - A maximum of 80% lot coverage, including accessory buildings, shall be permitted;
 - Each unit shall have a minimum 400 square foot or 2-car garage; and
 - Guest parking shall be available at a ratio of 0.25% per dwelling unit.
- D. Area of Dwelling:
 1. Single Family Development:
 - 25% of the dwelling units shall be a minimum 1,600 square feet of living area;
 - 50% of the dwelling units shall be a minimum 1,700 square feet of living area; and
 - 25% of the dwelling units shall be a minimum 1,800 square feet of living area.
 2. Multifamily Development:
 - The area of dwelling for the multifamily residential development shall be a minimum of 1,600 square feet of living area. **/ALTERNATE "B" - Over 55 - 1300 S.F. 26%**
- E. Structure height of each Single Family and Multifamily structure shall not exceed 35-feet. **1400 S.F. 50%**
1000 S.F. 25%
- F. Streets, Roadways and Sidewalks:

Four Lanes Divided of **Alto Road**, that portion that runs the full length of the property, abutting , shall be paved concrete, curb, and gutter roadway.

1. Single Family Development:
 - All Collectors, major and minor, constructed on the site shall include 5-foot wide sidewalks along both sides of the pavement: and
 - All other streets to have 4-foot wide sidewalks on both sides.
 2. Multifamily Development:
 - Roadways shall be a minimum of 26-feet wide between curb faces: and
 - Minimum 3-foot wide sidewalks shall be required on both sides.
- G. Amenities, Open Space and Ponds:
1. Single Family Development:
 - Ponds shall be an amenity for the entire development:
 - Playground equipment shall be installed at each of the site's existing ponds: and
 - Detention ponds shall be created around the intersection of Case Grande Drive and Woodside Lane.
 2. Multifamily Development:
 - Amenity Center shall be constructed, to include an outdoor swimming pool:
 - Playground shall be constructed in one (1) of the open spaces away from the Amenity Center;
 - Ponds shall be an amenity for the entire development.
- H. A six foot (6.) solid masonry wall and columns constructed of brick, rock or a combination thereof shall be required along ~~Alto~~ Road. *Wester*
- I. All common areas and amenities shall be owned, operated, and maintained by a Home Owners Association or Condominium Owners Association.
- J. All signage shall comply with all City Codes unless otherwise provided in the development regulations.

SECTION 3. The property shall be developed and used only in accordance with the concept plan attached as Exhibit 'ff' and incorporated herein for all purposes, which is hereby approved.

SECTION 4. That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended and as amended herein.

SECTION 5. That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

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

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED by the City Council of the City of Seagoville, Texas, this the 19th day of April 2021.

APPROVED:



DENNIS K. CHILDRESS, MAYOR



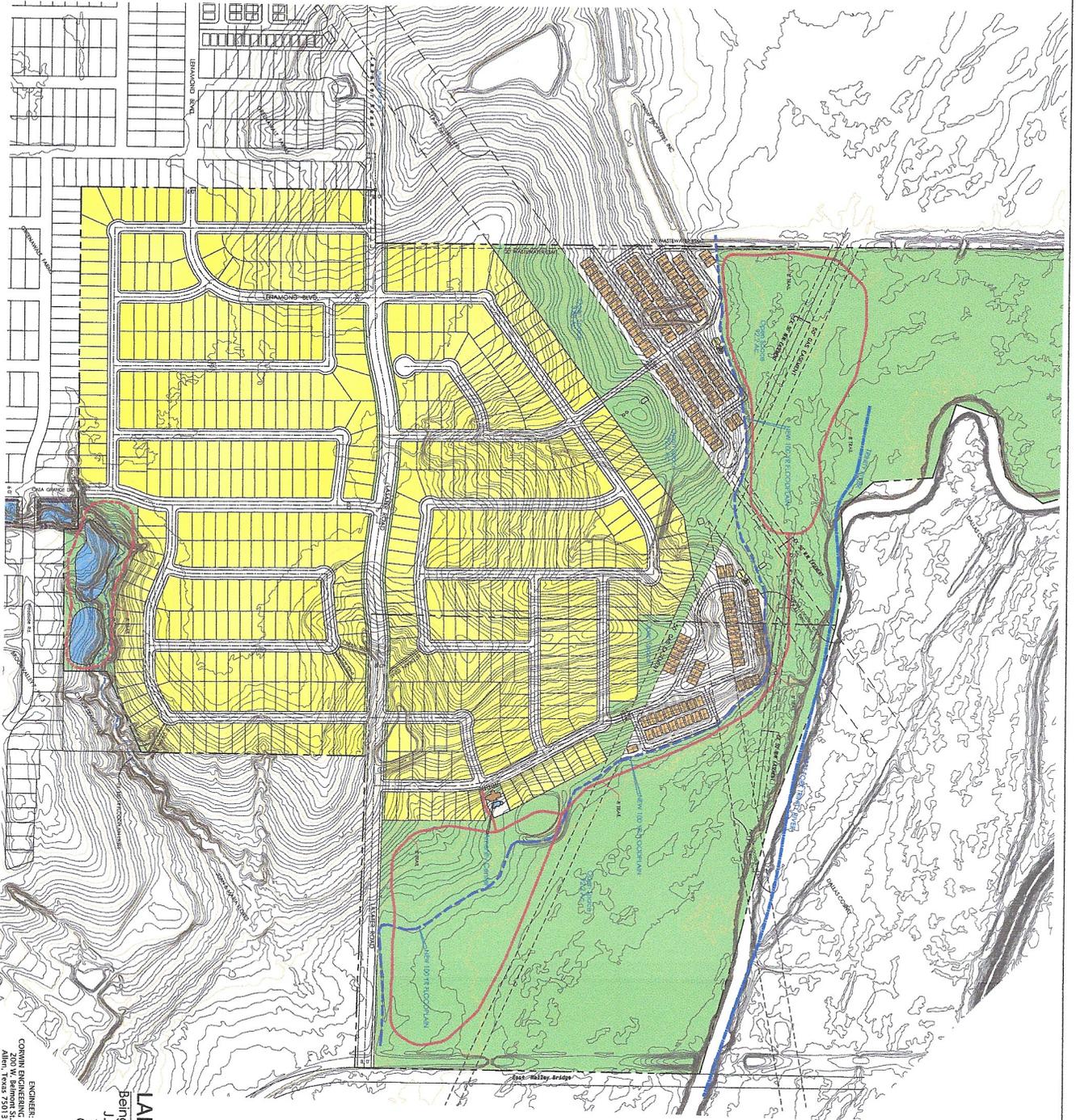
KANDI JACKSON, CITY S

SECRETARY



APPROVED AS TO FORM:

TT _____ Y
(/cdb 04.12.2021)



LAKES OF ROLLING MEADOWS
 Being a 238.38± Ac. Tract of Land situated in the
 J. D. Merchant Survey, Abst. No. 830 and
 The Andrew Nail Survey, Abst. No. 1070
 City of Seagoville, Dallas County, Texas

- Min. House S.F. - 1600 SF - 25%
- 1700 SF - 50%
- 1800 SF - 25%
- Cottages - 1600 SF Min.
- Open Space = 103,70 ac.
- 130 Cottage Units
- 570 Lots
- Min. Lot 50'x120'

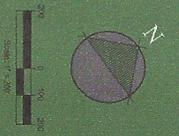
ENGINEERS:
 COMWIN ENGINEERING
 2016 W. Belmont St.
 Austin, TX 78704
 972.561.2100

CONSULTANT:
KPA
 CONSULTING, INC.
 614 Summit Oaks Dr.
 Fort Worth, TX 76107
 817.338.6383
 kpa@kpaconsulting.com

DEVELOPER:
 Saddle Creek
 Saddle Creek Development LLC
 10000 West 20th St.
 Fort Worth, TX 76116
 817.338.6383

April 6, 2022

CONCEPT PLAN
LAKES OF ROLLING MEADOWS
 SEAGOVILLE, TEXAS



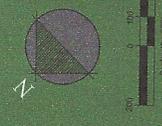
Date: 4-6-22
 SHEET NO. 1 OF 1
 PROJECT #R00000

LAKES OF ROLLING MEADOWS

CONCEPT PLAN

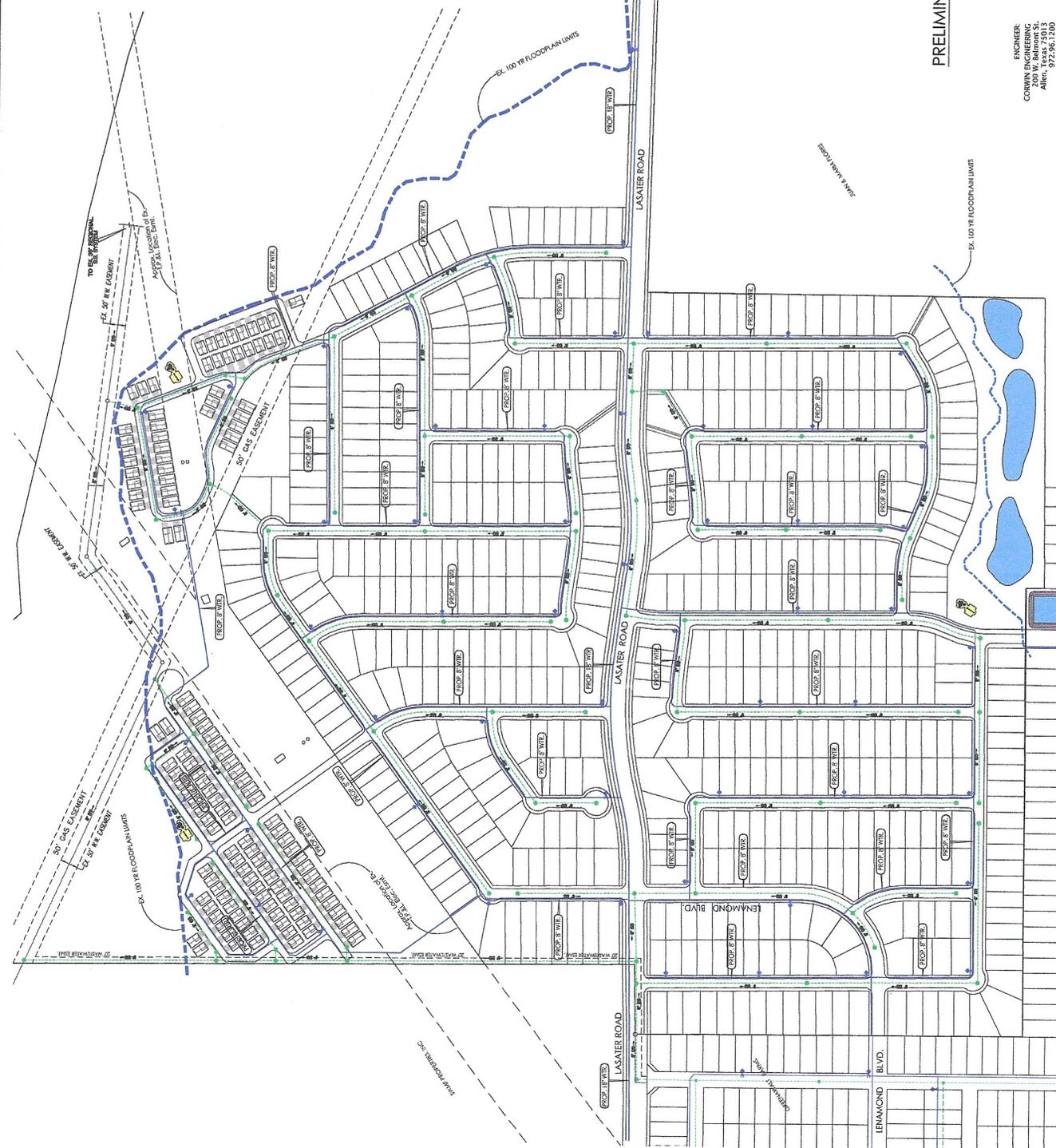
SEAGOVILLE, TEXAS

Date: 3-23-22
 SHEET NO. 1 OF 1
 PROJECT #00000



LOCATION MAP

- Legend**
- Prop. Water
 - Prop. San. Sewer
 - Prop. F.H.
 - Prop. S.S. M.H.



CONCEPT PLAN

PRELIMINARY WATER & SANITARY SEWER

CONSULTANT:
KPA
 CONSULTING, INC.
 6140 Rockwall Road
 Rockwall, Texas 75087
 972.388.6383
 kpaconsulting@yahoo.com

ENGINEER:
 CORWIN ENGINEERING
 10000 Katy Road
 Allen, Texas 75013
 972.961.2000



DEVELOPER:
 Saddle Star
 814 Summer Oaks Dr.
 Rockwall, Texas 75087
 972.286.6203

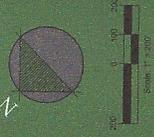
March 23, 2022

LAKES OF ROLLING MEADOWS

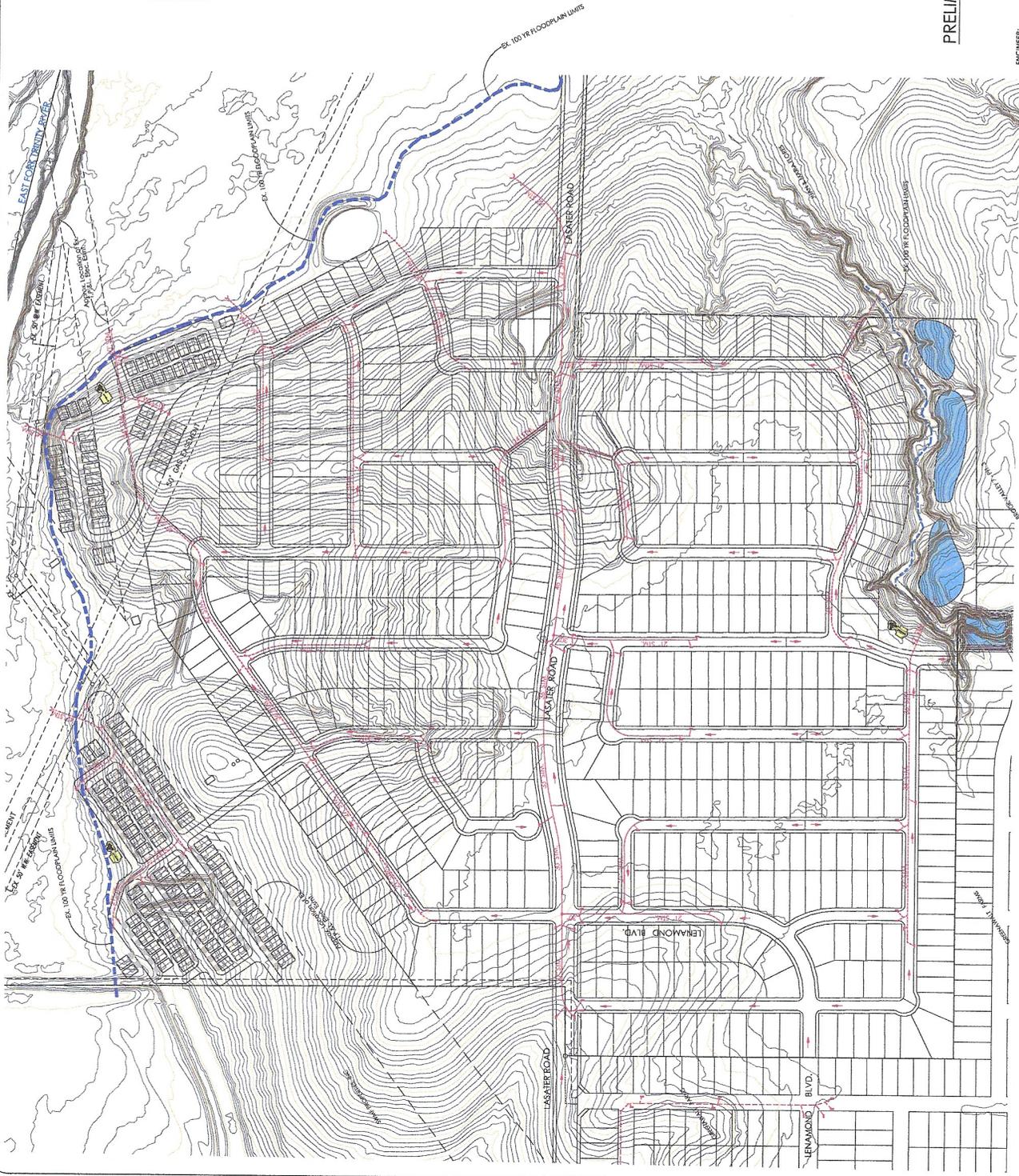
CONCEPT PLAN

SEAGOVILLE, TEXAS

Date: 3-23-22
 SHEET NO. 1 OF 1
 PROJECT #00000



- Legend**
- Storm Sewer
 - Storm w/ Inlet
 - Direction of Flow



CONCEPT PLAN

PRELIMINARY STORM DRAINAGE

CONSULTANT:
KPA
 consulting, inc.
 6000 Katy Road, Suite 200
 Rockwell, Texas 75087
 972.388.6385
 kpa@kpa-inc.com

DEVELOPER:
 Saddle Star
 Development, LLC
 614 Summer Creek Dr.
 Rockwell, Texas 75087
 972.388.6383
 kpa@kpa-inc.com

March 23, 2022

ENGINEER:
 CORWIN ENGINEERING
 10000 Katy Road, Suite 200
 Allen, Texas 75013
 972.361.1200



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

Lakes of Rolling Meadows

Name of Subdivision or Project: GREENAWALT FARM (TO BE ADDED TO)

Physical Location of Property: 1755 E. MALLOY BRIDGE ROAD
[General Location - approximate distance to nearest existing street corner]

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

Acreage: ± 75.03 Existing Zoning: AG Requested Zoning: SF
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

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

Applicant / Owner's Name: STEVE C. SORRELLS Applicant or Owner? (circle one)

Contact Person: STEVE C. SORRELLS Title: OWNER

Company Name: N/A

Street/Mailing Address: 1755 E. MALLOY BRIDGE City: SEAGOVILLE State: TX Zip: 75159

Phone: 972 991-1539 Fax: () Email Address: STEVE.SORRELLS@ONCOR.COM

Engineer / Representative's Name: PAT ATKINS

Contact Person: PAT ATKINS Title: DEVELOPER

Company Name: KPA CONSULTING, INC. (SADD)

Street/Mailing Address: 614 SUMMER OAKS City: ROCKWALL State: TX Zip: 75087

Phone: 972 388-6383 Fax: () Email Address: KPATATKINS@YAHOO.COM

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

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

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

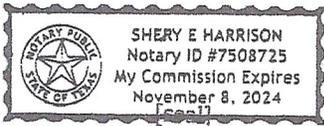
Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated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

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

Signed: [Signature] Title: Owner Date: 10/4/2021

SUBSCRIBED AND SWORN TO before me, this the 4th day of October, 2021
[Month] [Year]

Notary Public in and for the State of Texas: [Signature]
My Commission Expires On: 11-03-2024



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



ZONING APPLICATION

City of Seagoville, Texas

ANTICIPATED MEETING DATES: P&Z: 7-20-21 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: Lakes of Rolling Meadows 1001

Physical Location of Property: 15009 Lasater Road & 10001 Alto Rd., Seagoville TX

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

Brief Legal Description of Property (must also attach accurate Surveyor's metes and bounds description):
Being 163 combined acres of land situated in the John Lainer Abst. 805 & Hannah Wicker Abst. 1590

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

Acreage: 163 Existing Zoning: AG Requested Zoning: Planned Development

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

Applicant / Owner's Name: Ren Hong Lai Applicant or Owner? (circle one)

Contact Person: Ren Hong Lai Title: owner

Company Name: _____

Street/Mailing Address: 3316 Grand Mesa City: Plano State: TX Zip: 75025

Phone: (972) 742-3334 Fax: () Email Address: _____

Engineer / Representative's Name: KPA Consulting

Contact Person: Pat Atkins Title: Director

Company Name: KPA Consulting

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

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

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

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

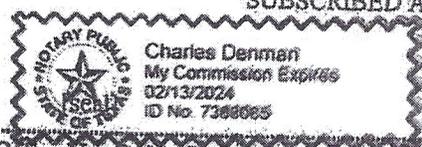
All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the zoning application for a P&Z agenda.

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

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

Signed: [Signature] Title: Owner Date: 8-23-2021

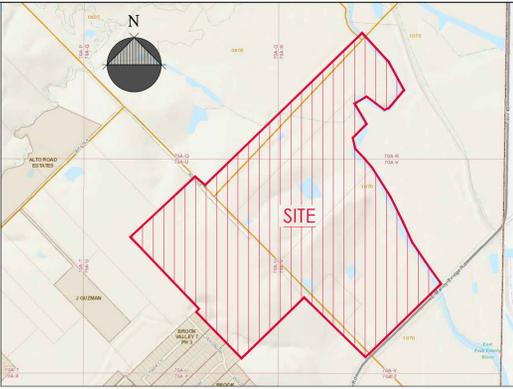
SUBSCRIBED AND SWORN TO before me, this the 23rd day of August, [Year]



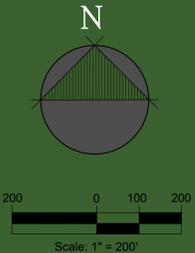
Notary Public in and for the State of Texas: Charles Denman
My Commission Expires On: 2-13-2024

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

Exhibit 7



LOCATION MAP



Open Space = 105.70 ac.

130 Cottage Units

570 Lots
Min. Lot 50'x120'

LAKES OF ROLLING MEADOWS

Being a 244.82± Ac. Tract of Land situated in the J. D. Merchant Survey, Abst. No. 850 and the Andrew Nail Survey, Abst. No. 1070 City of Seagoville, Dallas County, Texas

ENGINEER:
CORWIN ENGINEERING
200 W. Belmont St.
Allen, Texas 75013
972.96.1200

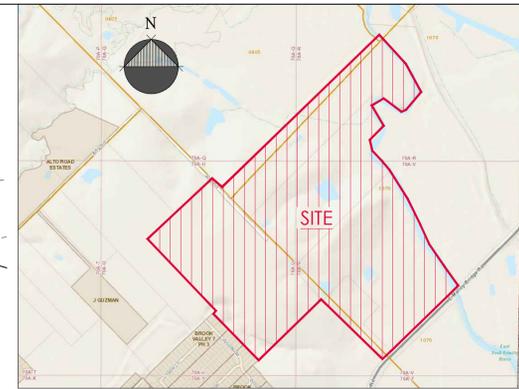
CONSULTANT:
KPA
consulting, inc.
614 Summer Oaks Dr.
Rockwall, Texas 75087
972.388.6383
kpatatkins@yahoo.com



DEVELOPER:
Saddle Star
Land Development LLC
614 Summer Oaks Dr.
Rockwall, Texas 75087
Pat Atkins - 972.388.6383

March 15, 2022

CONCEPT PLAN
LAKES OF ROLLING MEADOWS
SEAGOVILLE, TEXAS



LOCATION MAP

Legend

	Prop. Water
	Prop. San. Sewer
	Prop. F.H.
	Prop. S.S. M.H.

**CONCEPT PLAN
PRELIMINARY WATER & SANITARY SEWER**

ENGINEER:
CORWIN ENGINEERING
200 W. Belmont St.
Allen, Texas 75013
972.96.1200

CONSULTANT:
KPA
consulting, inc.
614 Summer Oaks Dr.
Rockwall, Texas 75087
972.388.6383
kpatatkins@yahoo.com



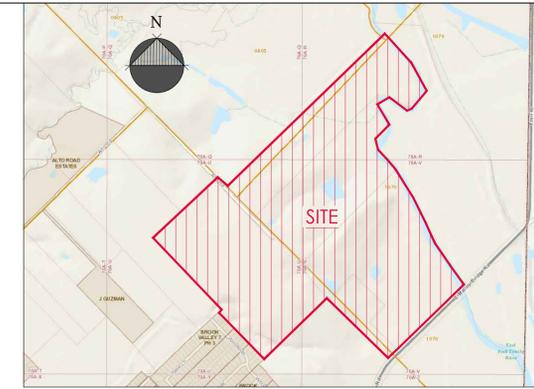
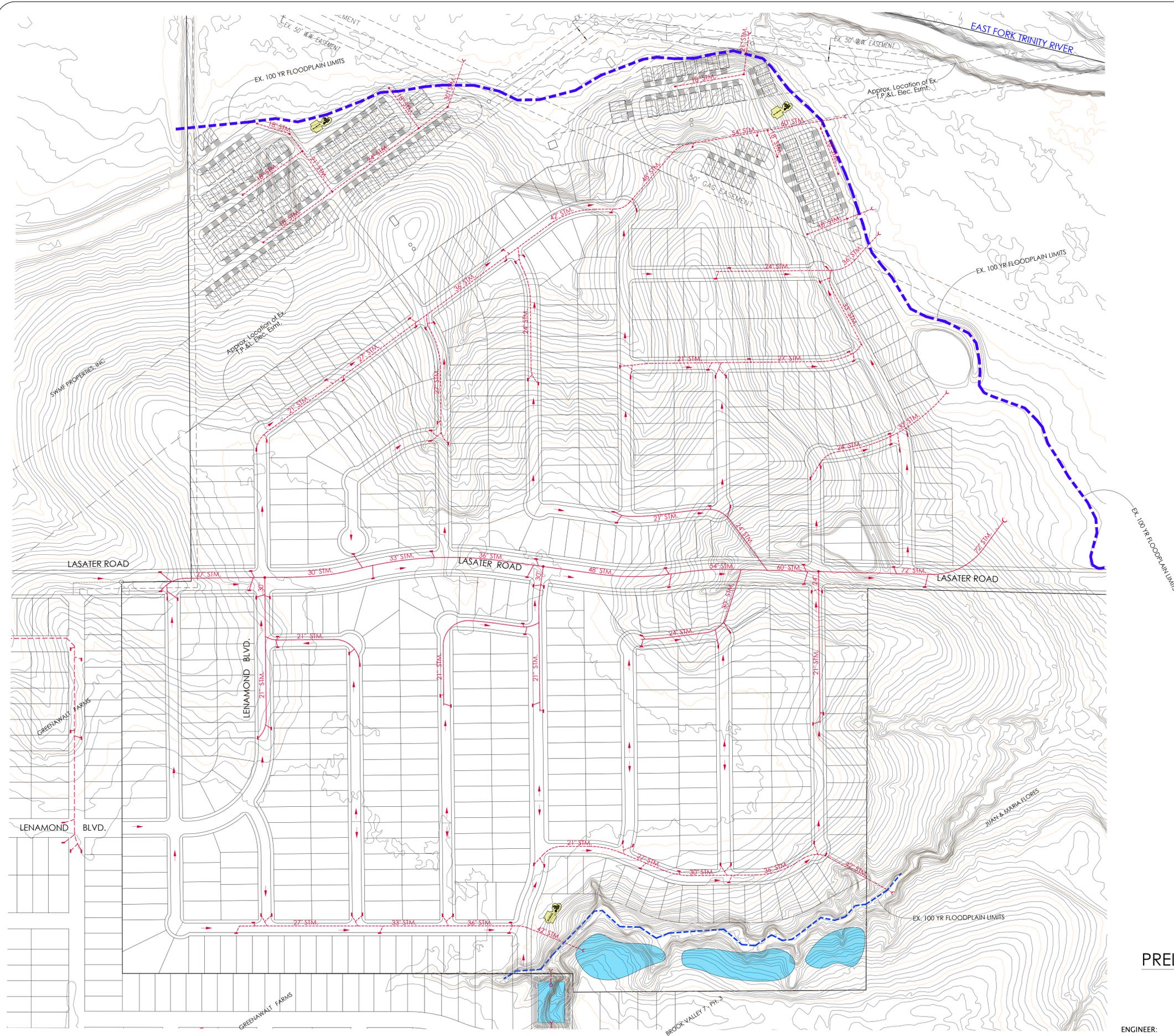
DEVELOPER:
Saddle Star
Land Development LLC
614 Summer Oaks Dr.
Rockwall, Texas 75087
Pat Atkins - 972.388.6383

March 15, 2022

CONCEPT PLAN

**LAKES OF ROLLING MEADOWS
SEAGOVILLE, TEXAS**

Date: 3-15-22
SHEET NO. 1 OF 1
PROJECT #00000



LOCATION MAP

Legend

- 24" STM Storm Sewer
- 10' Inlet Storm w/Inlet
- Grate Inlet Storm w/Inlet
- ▶ Direction of Flow

**CONCEPT PLAN
PRELIMINARY STORM DRAINAGE**

ENGINEER:
CORWIN ENGINEERING
200 W. Belmont St.
Allen, Texas 75013
972.96.1200

CONSULTANT:
KPA
consulting, inc.
614 Summer Oaks Dr.
Rockwall, Texas 75087
972.388.6383
kpatatkins@yahoo.com



DEVELOPER:
Saddle Star
Land Development LLC
614 Summer Oaks Dr.
Rockwall, Texas 75087
Pat Atkins - 972.388.6383

March 15, 2022

Date: 3-15-22
SHEET NO. 1 OF 1
PROJECT #00000

**CONCEPT PLAN
LAKES OF ROLLING MEADOWS
SEAGOVILLE, TEXAS**



April 18, 2022

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

**NOTICE OF ZONING PUBLIC HEARING
SEAGOVILLE PLANNING AND ZONING COMMISSION
ZONING CASE Z2022-08**

The Seagoville Planning and Zoning Commission will hold a public hearing on May 10, 2022, at 6:30 p.m. in the Council Chambers in City Hall, 702 North U. S. Highway 175; Seagoville, Texas, to consider a zoning change request from AG, Agriculture to PD-R5, Planned Development- Residential 5 for single-family residential on Three (3) tracts of land consisting of a combined total of approximately 238.79± described as follows: Tract 1 described as Tract 2 in the Andrew Nail Abstract 1070 consisting of approximately 115.63± acres commonly referred to as 1001 Alto Road; Tract 2 described as Tracts 18 and 3 in the Andrew Nail Abstract 1070 consisting of approximately 75.19± acres commonly known as 1755 E. Malloy Bridge Road; and, Tract 3 described as Tract 1 in the Andrew Nail Abstract 1070 consisting of approximately 47.97± acres commonly known as 1520 Alto Road, all in the City of Seagoville, Dallas County, Texas.

Individuals may appear at the public hearing to state their opinions or may send a written notice prior to 4:00 PM on the day of the public hearing to Administrative Assistant Casey Fillmore at 702 North U.S. Highway 175; Seagoville, TX 75159. This letter 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, on Monday, May 16, 2022 at 7:00 pm.

Indicate your opinion in this matter by checking the appropriate box below. Provide any additional comments that you might have. Please sign and provide your name and address below.

I am in favor of against Zoning Request Z2022-08 as it is described above.

Additional Comments (attach additional sheets as necessary): _____

Signature(s): _____

Printed Name(s): _____

Address: _____

City, State & Zip code: _____



APR 22 2022



April 18, 2022

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

**NOTICE OF ZONING PUBLIC HEARING
SEAGOVILLE PLANNING AND ZONING COMMISSION
ZONING CASE Z2022-08**

The Seagoville Planning and Zoning Commission will hold a public hearing on May 10, 2022, at 6:30 p.m. in the Council Chambers in City Hall, 702 North U. S. Highway 175; Seagoville, Texas, to consider a zoning change request from AG, Agriculture to PD-R5, Planned Development- Residential 5 for single-family residential on Three (3) tracts of land consisting of a combined total of approximately 238.79± described as follows: Tract 1 described as Tract 2 in the Andrew Nail Abstract 1070 consisting of approximately 115.63± acres commonly referred to as 1001 Alto Road; Tract 2 described as Tracts 18 and 3 in the Andrew Nail Abstract 1070 consisting of approximately 75.19± acres commonly known as 1755 E. Malloy Bridge Road; and, Tract 3 described as Tract 1 in the Andrew Nail Abstract 1070 consisting of approximately 47.97± acres commonly known as 1520 Alto Road, all in the City of Seagoville, Dallas County, Texas.

Individuals may appear at the public hearing to state their opinions or may send a written notice prior to 4:00 PM on the day of the public hearing to Administrative Assistant Casey Fillmore at 702 North U.S. Highway 175; Seagoville, TX 75159. This letter 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, on Monday, May 16, 2022 at 7:00 pm.

Indicate your opinion in this matter by checking the appropriate box below. Provide any additional comments that you might have. Please sign and provide your name and address below.

I am in favor of against Zoning Request Z2022-08 as it is described above.

Additional Comments (attach additional sheets as necessary):

Signature(s):

Printed Name(s):

Address:

City, State & Zip code:

SHEPHERD PLACE HOMES, INC.
DBA ROBBIE HALE HOMES
972-475-1100
10527 CHURCH RD #201
DALLAS, TX 75238-2224

APRIL 18, 2022

Regular Session Agenda Item: 11

Meeting Date: May 16, 2022

ITEM DESCRIPTION:

Discuss and consider approving an Ordinance of the City of Seagoville, Dallas County, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Dallas County, Texas, as heretofore amended, by granting a change in zoning from Agriculture (AG) to Planned Development- Residential 5 (PD-22-01) for single-family residential on three (3) tracts of land consisting of a combined total of approximately 238.79± described as follows: Tract 1 described as Tract 2 in the Andrew Nail Abstract 1070 consisting of approximately 115.63± acres commonly referred to as 1001 Alto Road; tract 2 described as Tracts 18 and 3 in the Andrew Nail Abstract 1070 consisting of approximately 75.19± acres commonly known as 1755 E. Malloy Bridge Road; and, Tract 3 described as Tract 1 in the Andrew Nail Abstract 1070 consisting of approximately 47.97± acres commonly known as 1520 Alto Road, all in the City of Seagoville, Dallas County, Texas, and being legally described and depicted in exhibit “A”, attached hereto and incorporated herein; providing for development regulations; providing for the approval of the concept plan, which is attached hereto and incorporated herein as exhibit “B”; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing an effective date.

BACKGROUND OF ISSUE:

The land is currently undeveloped and is currently zoned as AG, Agriculture located at 15009 Lasater Road and 1001 Alto Road.

The representative Pat Atkins is requesting a (PD) Planned Development for 163 ± acres for single family residential.

The existing land use and relevant portions of the City Comprehensive Plan are in compliance with the uses listed above. This report also provides a recommendation from staff on whether the Planning and Zoning and City Council should approve the applicants request.

The existing zoning and land use of immediately surrounding properties are as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	AG	Agriculture
East	AG	Agriculture
South	AG	Agriculture
West	R-5	Residential Single Family

RECOMMENDATION:

On May 10, 2022, the Planning and Zoning Commission voted unanimously (six to zero) to recommend approval on the zoning request from AG, (Agriculture) to PD-R5, (Planned Development- Residential 5) for single-family residential on Three (3) tracts of land consisting of a combined total of approximately 238.79±.

Staff supports the request.

EXHIBITS:

Ordinance (11 pages)

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM AGRICULTURE (AG) TO PLANNED DEVELOPMENT-RESIDENTIAL 5 (PD-22-01) FOR SINGLE-FAMILY RESIDENTIAL ON THREE (3) TRACTS OF LAND CONSISTING OF A COMBINED TOTAL OF APPROXIMATELY 238.79± DESCRIBED AS FOLLOWS: TRACT 1 DESCRIBED AS TRACT 2 IN THE ANDREW NAIL ABSTRACT 1070 CONSISTING OF APPROXIMATELY 115.63± ACRES COMMONLY REFERRED TO AS 1001 ALTO ROAD; TRACT 2 DESCRIBED AS TRACTS 18 AND 3 IN THE ANDREW NAIL ABSTRACT 1070 CONSISTING OF APPROXIMATELY 75.19± ACRES COMMONLY KNOWN AS 1755 E. MALLOY BRIDGE ROAD; AND, TRACT 3 DESCRIBED AS TRACT 1 IN THE ANDREW NAIL ABSTRACT 1070 CONSISTING OF APPROXIMATELY 47.97± ACRES COMMONLY KNOWN AS 1520 ALTO ROAD, ALL IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT “B”; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Seagoville, Texas, in compliance with the laws of the State of Texas, and pursuant to the Comprehensive Zoning Ordinance of the City of Seagoville, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, the said governing body is of the opinion that Zoning Application No. Z2022-08 (PD 22-01) should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, duly passed by the governing body of the City of Seagoville, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from Agriculture (AG) to Planned Development- Residential 5 (PD-22-01) for single-family residential on Three (3) tracts of land consisting of a combined total of approximately 238.79± described as follows: Tract 1 described as Tract 2 in the Andrew Nail Abstract 1070 consisting of approximately 115.63± acres commonly referred to as 1001 Alto Road; Tract 2 described as Tracts 18 and 3 in the Andrew Nail Abstract 1070 consisting of approximately 75.19± acres commonly known as 1755 E. Malloy Bridge Road; and, Tract 3 described as Tract 1 in the Andrew Nail Abstract 1070 consisting of approximately 47.97± acres commonly known as 1520 Alto Road, all in the City of Seagoville, Dallas County, Texas, and all being legally described and depicted in Exhibit “A”, attached hereto and incorporated herein.

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

- A. Development shall be in accordance with the approved concept plan.
- B. The cottages, referred to as The Magnolia, shall be an over-55 community (exclusively for residents over 55 years of age) and shall be composed of 170 units.
- C. Area Regulations:
 1. Single Family Development:
 - Lot size shall be a minimum of 6,000 square feet;
 - Lot width shall be a minimum of 50 feet when measured along the front setback;
 - Front yard shall be a minimum of 25 feet from rights-of-way line;
 - Side yard shall be a minimum of 5 feet, except corner lots which shall have a 20-foot side yard;
 - Each unit shall have a minimum 400 square foot 2-car garage; and
 - Rear yard shall have a minimum 5% of the total lot depth or a maximum of 10-feet.
 2. The Cottages (The Magnolia) Over -55 Community:
 - Lot size shall be a minimum of 6,000 square feet;
 - Lot width shall be a minimum of 50 feet when measured along the front setback;
 - Front yard shall be a minimum of 18 feet from curb to front to unit;
 - Side yard shall be a minimum of 5 feet, except corner lots which shall have a 20-foot side yard;
 - Each unit shall have a minimum 400 square foot 2-car garage; and
 - Rear yard shall be a minimum of 6 feet.

D. Area of Dwelling:

1. Single Family Development:

- 25% of the dwelling units shall be a minimum 1,600 square feet of living area;
- 50% of the dwelling units shall be a minimum 1,700 square feet of living area; and
- 25% of the dwelling units shall be a minimum 1,800 square feet of living area.

2. Cottages (The Magnolia) Over-55 Development:

- 25% of the dwelling units shall be a minimum 1,400 square feet of living area;
- 50% of the dwelling units shall be a minimum 1,500 square feet of living area; and
- 25% of the dwelling units shall be a minimum 1,600 square feet of living area.

E. Structure height of each Single Family and Cottage structure shall not exceed 35-feet.

F. Streets, Roadways and Sidewalks:

A four-lane divided major arterial extending Lasater Road, that portion that runs the full length of the property abutting Lasater Road, shall be constructed (paved concrete, curb, and gutter).

1. Single Family Development:

- All Collectors, major and minor, constructed on the site shall include 5-foot wide sidewalks along both sides of the pavement; and
- All other streets to have 4-foot wide sidewalks on both sides.

2. The Cottages (The Magnolia) Over- 55 Development:

- Roadways shall be a minimum of 26-feet wide between curb faces; and
- Minimum 4-foot wide sidewalks shall be required on both sides.

G. Amenities, Open Space and Ponds:

- Major Amenity Center along with pool;
- Playground;
- Pickle Ball Court;
- Community Gardens;
- Dog Court; and
- Major trail system – 8' wide.

H. A six foot (6') solid masonry wall and columns constructed of brick, rock or a combination thereof shall be required along Alto and Lasater Road.

I. All common areas and amenities shall be owned, operated, and maintained by a Home Owners Association.

J. All signage shall comply with all City Codes unless otherwise provided in the development regulations.

SECTION 3. The property shall be developed and used only in accordance with the concept plan attached as Exhibit "B" and incorporated herein for all purposes, which is hereby approved.

SECTION 4. That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended and as amended herein.

SECTION 5. That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

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

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED by the City Council of the City of Seagoville, Texas, this the 16th day of May 2022.

APPROVED:

DENNIS K. CHILDRESS, MAYOR

ATTEST:

KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:

VICTORIA THOMAS, CITY ATTORNEY
(051322vwtTM129608)

EXHIBIT "A"

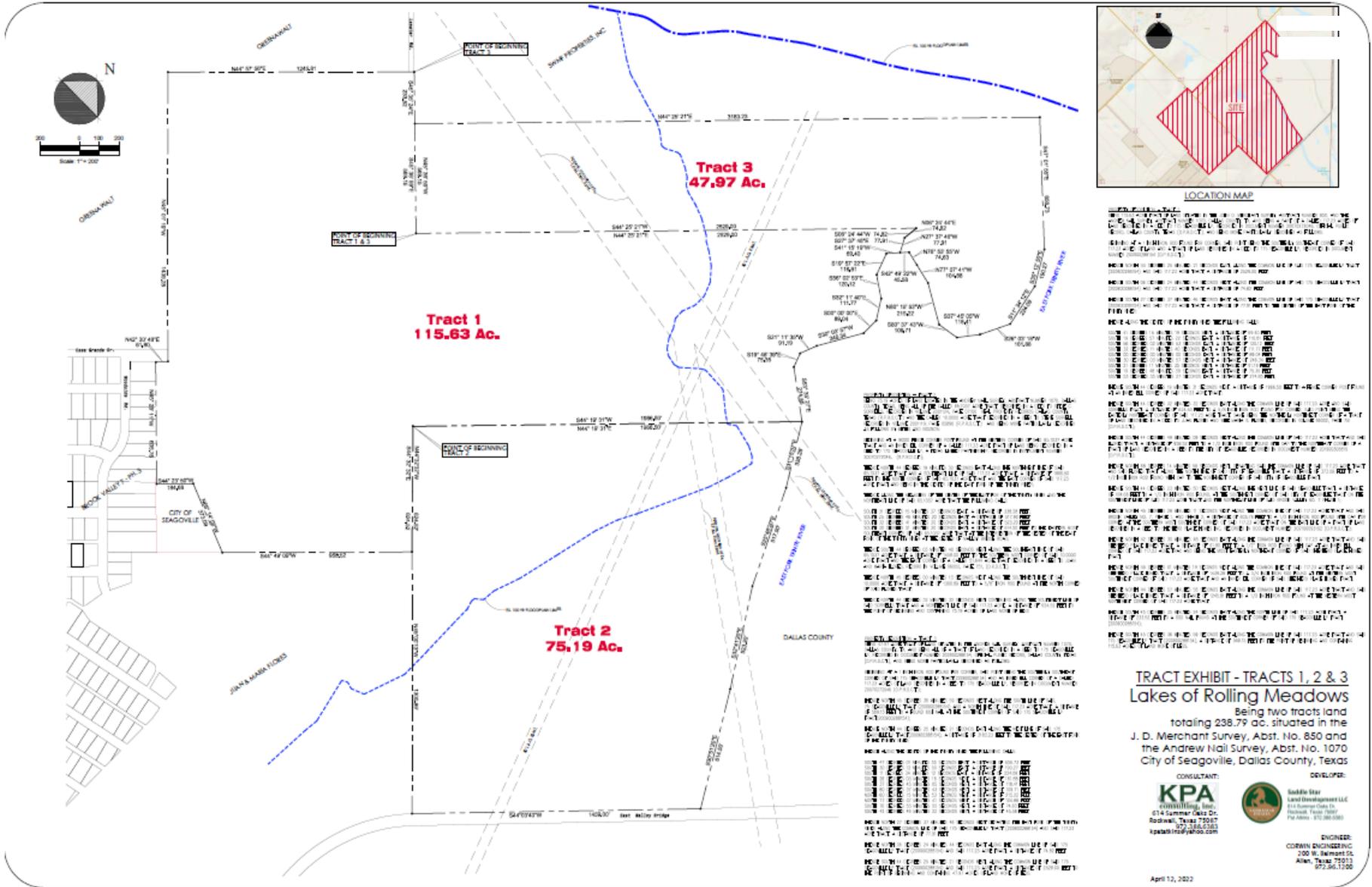


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1

BEING 47.97 ACRE TRACT OF LAND SITUATED IN THE ANDREW NAIL SURVEY, ABSTRACT NUMBER 1070, DALLAS COUNTY, TX, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 200900288154, OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHERLY SOUTHEAST CORNER OF SAID 175 SEAGOVILLE LP TRACT(200900288154) AND AN INNER ELL CORNER OF A CALLED 117.23 ACRES OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 20070272046 (O.P.R.D.C.T.);

THENCE NORTH 45 DEGREES 36 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF SAID , 75 SEAGOVILLE LP TRACT (200900288154) AND A NORTH LINE OF SAID 117.23 ACRE TRACT, A DISTANCE OF 569.15 FEET TO A FOUND 60d NAIL AT THE SOUTHWEST CORNER OF SAID 175 SEAGOVILLE LP TRACT(200900288154);

THENCE NORTH 44 DEGREES 25 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID 175 SEAGOVILLE LP TRACT(200900288154), A DISTANCE OF 3183.23 FEET TO THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE ALONG THE CENTER OF THE TRINITY RIVER THE FOLLOWING CALLS:

SOUTH 47 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 656.73 FEET;
SOUTH 30 DEGREES 12 MINUTES 50 SECONDS EAST, A DISTANCE OF 190.27 FEET;
SOUTH 11 DEGREES 34 MINUTES 12 SECONDS EAST, A DISTANCE OF 224.09 FEET;
SOUTH 26 DEGREES 03 MINUTES 16 SECONDS WEST, A DISTANCE OF 161.88 FEET;
SOUTH 37 DEGREES 45 MINUTES 05 SECONDS WEST, A DISTANCE OF 118.41 FEET;
SOUTH 80 DEGREES 37 MINUTES 43 SECONDS WEST, A DISTANCE OF 109.71 FEET;
NORTH 60 DEGREES 15 MINUTES 53 SECONDS WEST, A DISTANCE OF 215.22 FEET;
NORTH 77 DEGREES 07 MINUTES 41 SECONDS WEST, A DISTANCE OF 104.88 FEET;
SOUTH 76 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 74.63 FEET;
SOUTH 42 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 45.58 FEET;

THENCE NORTH 27 DEGREES 37 MINUTES 46 SECONDS WEST DEPARTING THE EAST FORK OF THE TRINITY RIVER ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (200900288154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 77.91 FEET;

THENCE NORTH 06 DEGREES 24 MINUTES 44 SECONDS EAST ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (200900288154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 74.82 FEET;

THENCE SOUTH 44 DEGREES 25 MINUTES 21 SECONDS WEST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (200900288154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 2529.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 47.97 ACRES OF LAND MORE OR LESS.

TRACT 2

BEING 75.19 ACRES OF LAND LOCATED IN THE ANDREW NALL SURVEY, ABSTRACT NUMBER 1070, DALLAS COUNTY, TEXAS, BEING ALL OF THE CALLED 65.1037 ACRE TRACT, DESCRIBED IN A DEED TO STEVE C. SORRELLS, RECORDED IN VOLUME 2001124, PAGE 07106 REAL PROPERTY RECORDS DALLAS COUNTY, TEXAS (R.P.R.D.C.T.) AND THE CALLED 10.0000 ACRE TRACT DESCRIBED IN A DEED TO STEVE SORRELL, RECORDED IN VOLUME 2001119, PAGE 05896 (R.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BY METES AND BOUNDS:

BEGINNING AT A WOOD FENCE CORNER POST FOUND AT THE WESTERN CORNER OF SAID 65.1037 ACRE TRACT AND AN INNER ELL CORNER OF A CALLED 117.23 ACRE TRACT OF LAND BEING DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, A TEXAS LIMITED PARTNERSHIP, RECORDED IN INSTRUMENT NUMBER 20070272046, (R.P.R.D.C.T.);

THENCE NORTH 44 DEGREES 19 MINUTES 30 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID 65.1037 ACRE TRACT AND A SOUTHEAST LINE OF SAID 117.23 ACRE TRACT, A DISTANCE OF 1966.50 FEET TO THE NORTH CORNER OF SAID 65.1037 ACRE TRACT AND THE EAST CORNER OF SAID 117.23 ACRE TRACT AND BEING IN THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE ALONG THE MEANDERS OF THE CENTER OF THE EAST FORK OF THE TRINITY RIVER AND THE NORTHEAST LINE OF SAID 65.1037 ACRE TRACT THE FOLLOWING CALLS:

SOUTH 31 DEGREES 15 MINUTES 37 SECONDS EAST, A DISTANCE OF 338.28 FEET;

SOUTH 25 DEGREES 46 MINUTES 20 SECONDS EAST, A DISTANCE OF 517.90 FEET;

SOUTH 32 DEGREES 41 MINUTES 20 SECONDS EAST, A DISTANCE OF 523.20 FEET;

SOUTH 30 DEGREES 51 MINUTES 20 SECONDS EAST, A DISTANCE OF 614.50 FEET TO THE EASTERN MOST SOUTHEAST CORNER OF SAID 65.1037 ACRE TRACT AT THE INTERSECTION OF THE CENTER OF THE EAST FORK OF THE TRINITY RIVER AT THE CENTER OF MALLOY BRIDGE ROAD;

THENCE SOUTH 44 DEGREES 03 MINUTES 40 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID 65.1037 ACRE TRACT, A DISTANCE OF 1459.00 FEET TO THE SOUTHERN MOST CORNER OF

SAID 10.0000 ACRE TRACT AND THE EAST CORNER OF A CALLED 51.644 ACRE TRACT DESCRIBED IN A DEED TO JUAN AND MARIA FLORES, RECORD IN VOLUME 96002, PAGE 751, (D.R.D.C.T.);

THENCE NORTH 45 DEGREES 00 MINUTES 13 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID 10.0000 ACRE TRACT, A DISTANCE OF 1300.89 FEET TO A 5/8" IRON ROD FOUND AT THE NORTH CORNER OF SAID FLORES TRACT;

THENCE NORTH 44 DEGREES 32 MINUTES 32 SECONDS WEST CONTINUING ALONG THE SOUTHWEST LINE OF SAID SORRELLS TRACT AND A NORTHEAST LINE OF SAID 117.23 ACRE, A DISTANCE OF 624.52 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 75.19 ACRES OF LAND MORE OF LESS

TRACT 3

BEING 115.63 ACRE TRACT OF LAND SITUATED IN THE JOHN D. MERCHANT SURVEY, ABSTRACT NUMBER 850, AND THE ANDREW NAIL SURVEY, ABSTRACT NUMBER 1070, DALLAS COUNTY, TX, AND BEING A PART OF A CALLED 117.23 ACRES OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 20070272046, OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHERLY SOUTHEAST CORNER OF SAID 117.23 ACRES OF LAND AND A TRACT OF LAND DESCRIBED IN A DEED TO 175 SEAGOVILLE LP, RECORDED IN DOCUMENT NUMBER 200900288154 (O.P.R.D.C.T.),

THENCE NORTH 44 DEGREES 25 MINUTES 21 SECONDS EAST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (200900288154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 2529.00 FEET;

THENCE SOUTH 06 DEGREES 24 MINUTES 44 SECONDS WEST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (200900288154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 74.82 FEET;

THENCE SOUTH 27 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE COMMON LINE OF SAID 175 SEAGOVILLE LP TRACT (200900288154) AND SAID 117.23 ACRE TRACT, A DISTANCE OF 77.91 FEET TO THE CENTER OF THE EAST FORK OF THE TRINITY RIVER;

THENCE ALONG THE CENTER OF THE TRINITY RIVER THE FOLLOWING CALLS:

SOUTH 41 DEGREES 15 MINUTES 19 SECONDS WEST, A DISTANCE OF 69.40 FEET;

SOUTH 19 DEGREES 57 MINUTES 22 SECONDS EAST, A DISTANCE OF 116.81 FEET;

SOUTH 56 DEGREES 02 MINUTES 53 SECONDS EAST, A DISTANCE OF 120.12 FEET;

SOUTH 32 DEGREES 11 MINUTES 40 SECONDS EAST, A DISTANCE OF 111.77 FEET;

SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 89.04 FEET;

SOUTH 30 DEGREES 03 MINUTES 57 SECONDS WEST, A DISTANCE OF 246.34 FEET;

SOUTH 21 DEGREES 11 MINUTES 35 SECONDS WEST, A DISTANCE OF 91.19 FEET;

SOUTH 19 DEGREES 48 MINUTES 39 SECONDS EAST, A DISTANCE OF 75.35 FEET;

SOUTH 53 DEGREES 35 MINUTES 27 SECONDS EAST, A DISTANCE OF 274.85 FEET;

THENCE SOUTH 44 DEGREES 19 MINUTES 31 SECONDS WEST, A DISTANCE OF 1966.50 FEET TO A FENCE CORNER POST FOUND AT AN INNER ELL CORNER OF SAID 117.23 ACRE TRACT;

THENCE SOUTH 44 DEGREES 32 MINUTES 32 SECONDS EAST ALONG THE COMMON LINE OF SAID 117.23 ACRE AND SAID SORRELLS TRACT, A DISTANCE OF 624.53 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EASTERLY NORTHEAST CORNER OF SAID 117.23 ACRE TRACT, SAME BEING THE NORTHERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JUAN FLORES AND WIFE MARIA S. FLORES, RECORDED IN VOLUME 96002, PAGE 751 (O.P.R.D.C.T.);

THENCE SOUTH 44 DEGREES 49 MINUTES 09 SECONDS WEST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID FLORES TRACT, A DISTANCE OF 958.52 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF SEAGOVILLE, RECORDED IN DOCUMENT NUMBER 201900305819 (O.P.R.D.C.T.);

THENCE NORTH 68 DEGREES 14 MINUTES 58 SECONDS WEST, DEPARTING SAID THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID FLORES TRACT ALONG THE NORTH LINE OF SAID CITY OF SEAGOVILLE TRACT, A DISTANCE OF 373.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP TO THE NORTHWEST CORNER OF SAID CITY OF SEAGOVILLE TRACT;

THENCE SOUTH 44 DEGREES 23 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID SEAGOVILLE TRACT, A DISTANCE OF 184.68 FEET TO A 1/2 INCH IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID CITY OF SEAGOVILLE TRACT ON THE SOUTHWEST LINE OF SAID 117.23 ACRE TRACT AND THE NORTHEAST LINE OF SAID BROOK VALLEY NO. 7 PHASE 1;

THENCE NORTH 45 DEGREES 28 MINUTES 11 SECONDS WEST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID BROOK VALLEY NO. 7, PHASE 1, AND PHASE 2, A DISTANCE OF 605.76 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP FOR CORNER AT THE SOUTHERN MOST SOUTHWEST CORNER OF SAID 117.23 ACRE TRACT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO SHEPHERD PLACE HOMES INC, RECORDED IN DOCUMENT NUMBER 202100093192 (O.P.R.D.C.T.);

THENCE NORTH 42 DEGREES 30 MINUTES 48 SECONDS EAST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID SHEPHERD PLACE HOMES TRACT, A DISTANCE OF 61.80 FEET TO A 1/2" IRON ROD FOUND WITH CAP AT AN INNER ELL CORNER OF SAID 117.23

ACRE TRACT AND BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID SHEPHERD PLACE HOMES TRACT;

THENCE NORTH 45 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID SHEPHERD PLACE HOMES TRACT, A DISTANCE OF 1439.28 FEET TO A 3/4 INCH IRON ROD FOUND AT THE WESTERN MOST SOUTHWEST CORNER OF SAID 117.23 ACRE TRACT AND AN INNER ELL CORNER OF SAID SHEPHERD PLACE HOMES TRACT;

THENCE NORTH 44 DEGREES 57 MINUTES 56 SECONDS EAST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID SHEPHERD PLACE HOMES TRACT, A DISTANCE OF 1245.81 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WESTERN MOST NORTHWEST CORNER OF SAID 117.23 ACRE TRACT;

THENCE SOUTH 45 DEGREES 35 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID 117.23 ACRE TRACT, A DISTANCE OF 233.52 FEET TO A 60D NAIL FOUND AT THE SOUTHWEST CORNER OF SAID 175 SEAGOVILLE LP TRACT (200900288154);

THENCE SOUTH 45 DEGREES 36 MINUTES 59 SECONDS EAST ALONG THE COMMON LINE OF SAID 117.23 ACRE TRACT AND SAID 175 SEAGOVILLE LP TRACT (200900288154), A DISTANCE OF 569.15 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 115.63 ACRES OF LAND MORE OF LESS.

EXHIBIT "B"



CONCEPT PLAN
LAKES OF ROLLING MEADOWS
 SEAGOVILLE, TEXAS

ENGINEER:
 COHEN ENGINEERING
 200 W. 84th Street S.
 Allen, Texas 75013
 972.96.1200

CONSULTANT:
KPA
 CONSULTING, INC.
 814 Summer Oaks Dr
 Rockwall, Texas 75087
 972.386.8383
 kpa@kpaconsulting.com

DEVELOPER:
 Saddle Star
 Land Development LLC
 214 Summer Oaks Dr.
 Rockwall, Texas 75087
 972.961-0700/0800

DATE: 7-23-22
 SHEET NO. 1 OF 1
 PROJECT: 1806000

MAR 23, 2022

Regular Session Agenda Item: 12

Meeting Date: May 16, 2022

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: 13

Meeting Date: May 16, 2022

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