



**MINUTES OF CITY COUNCIL  
REGULAR SESSION  
MAY 16, 2022**

**The Regular Session of the City Council of the City of Seagoville, Texas, was called to order at 7:13 p.m. on Monday, May 16, 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, Police Chief Ray Calverley, Assistant Police Chief Steve Davis, Community Development Director Ladis Barr, City Attorney Victoria Thomas, Finance Director Gail French, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

**Invocation** – *Invocation was led by Dr. Don Cole.*

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

**Oaths of Office for Elected City Council Members** – *City Secretary Jackson administered the Oath of Office for Elected City Council Members.*

**Proclamation – Officers Memorial Week** – *Mayor Childress presented the Proclamation for Officers Memorial Week.*

**Mayor’s Report** – *Mayor Childress stated he and the City Council appreciates the Police Department and all they do for the City and the citizens.*

**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.*

*Carol Harrison Lafayette at 1920 Canterbury Dr., Seagoville, Texas, stated she felt harassed by the Police at the “carnival.”*

*Vincent Ugoo at 1916 Canterbury Dr., Seagoville, Texas, stated he felt scared of the Police at the “carnival.”*

*Robert Johnson at 1920 Canterbury Dr., Seagoville, Texas, stated he felt the Police harassed Carol at the “carnival.” He also stated Vincent Ugoo lives under his roof, even though he is an adult, and is his child and responsibility.*

*Fred Alexander at 2839 Park Springs Dr., Grand Prairie, Texas, stated he had attended the Mental Health Awareness Training by Carol Harrison Lafayette, and he was here in support of her.*

*Dr. Kathy Carver of Morocco was not present but permitted Carol Harrison Layfette to speak on her behalf. Carol Harrison Layfette stated Dr. Carver brought several young doctors to the "carnival," and they were disappointed by the treatment they received from the Chamber of Commerce.*

*Demondria Jefferson of Rowlett, Texas, stated she is the owner of On Guard Security Services, and she is an advocate for mental health injustices.*

*Niki Pugh at 16500 White Rock Blvd., Prosper, Texas, stated she heard about injustice and came to the meeting in agreement to speak to City Council.*

**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)**

*Motion to approve City Council Meeting Minutes for May 2, 2022 – Magill, seconded by Howard; motion passed with all ayes. 5/0*

**REGULAR AGENDA-**

**2. Discuss and consider selection of Mayor Pro Tem for 2022-2023 (City Secretary)**

*Councilmember Hernandez nominated himself.  
Councilmember Magill nominated himself.*

*Mayor called for a vote for Councilmember Hernandez. In favor, Hernandez and Magill.  
Mayor called for a vote for Councilmember Magill. In favor, Howard, Fruin, and Epps.*

**3. Direct Staff concerning the selection of a Charter Review Committee (City Secretary)**

*City Secretary Jackson stated after some research, Mayor and Councilmembers are allowed to appoint two (2) members each to serve on a Charter Review Committee. She also stated that the staff is seeking direction from the Council on whether or not the Council desires to create the board and if Council would like the appointments presented at the next Council Meeting.*

*Staff was directed to advertise and bring applicants back to Council at the next meeting.*

**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)**

*Mayor Childress called a five (5) minute recess at 7:56 p.m.  
Mayor Childress reconvened the meeting at 8:03 p.m.*

*Director of Administrative Services Brown stated that since Goin Postal has left Seagoville, the Library has experienced an increase in customers in need of public fax services. She explained the Library established a scan to fax service to help customers in need of public fax services. She also stated this Resolution would establish fees for the public fax services.*

*Motion to approve 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 – Hernandez, seconded by Fruin; motion passed with all ayes. 5/0*

**5. Receive a presentation of the City of Seagoville’s 2nd Quarter Financial Report for Fiscal Year 2022 (Finance Director)**

*Finance Director French presented the City of Seagoville’s 2<sup>nd</sup> Quarter Financial Report for Fiscal Year 2022.*

**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)**

*Mayor Childress opened the public hearing at 8:16 p.m.*

*Community Development Director Barr stated this Ordinance approves a zone change 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.*

*Sandra Wagoner at 2401 Seagoville Road, Seagoville, Texas, spoke in opposition.*

*Mayor Childress closed the public hearing at 8:18 p.m.*

**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 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)**

*Motion to approve 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 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 – Howard, seconded by Fruin; motion passed with all ayes. 5/0*

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)**

*Mayor Childress opened the public hearing at 8:24 p.m.*

*Community Development Director Barr stated this Ordinance approves a zone change 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.*

*Pat Atkins at 614 Summer Oaks, Rockwall, Texas 75087, presented Greenawalt Farms Phase 2.*

*In response to a question by Councilmember Hernandez, Mr. Atkins stated he has spoken to Dallas Independent School District ("DISD") concerning the development, and they are willing to work with DISD.*

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)**

*Motion to approve 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 – Hernandez, seconded by Fruin; motion passed with all ayes. 5/0*

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)**

*Mayor Childress opened the public hearing at 8:46 p.m.*

*Community Development Director Barr stated this Ordinance approves 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. He also reviewed the Development Regulations included in the Ordinance.*

*Pat Atkins at 614 Summer Oaks, Rockwall, Texas 75087 presented the Lakes of Rolling Meadows project.*

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)**

*Motion to approve 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 – Magill, seconded by Hernandez; motion passed with all ayes. 5/0*

*The City Attorney stated she would like to refer to Agenda Item # 3 concerning the Charter Review Committee. She stated the Charter Review Committee would need to be formed rather quickly and report back to Council at the last meeting in July. City Council would need to call the November 2022 Election by August 1<sup>st</sup> to meet state election deadlines.*

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

*Councilmember Hernandez stated the City of Seagoville has outstanding Police Officers and Public Safety no matter what was heard here tonight.*

*Mayor Childress stated there are none better in the United States, in his opinion.*

**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.

*Mayor Pro Tem Magill stated he would like to see an Ordinance to control the use of Airbnb rentals in the City of Seagoville. He stated the City of Mesquite recently passed an ordinance regulating the use of Airbnb rentals.*

*Councilmember Fruin stated he would like the City Attorney to look at the City of Mesquite's ordinance to see if the same will work for the City of Seagoville.*

**Adjourned 9:07 p.m.**

**APPROVED:**



Mayor Dennis K. Childress

**ATTEST:**

  
Kandi Jackson, City Secretary

