



**MINUTES OF CITY COUNCIL  
REGULAR SESSION  
FEBRUARY 27, 2023**

**The Regular Session of the City Council of the City of Seagoville, Texas was called to order at 7:10 p.m. on Monday, February 27, 2023, at City Hall, 702 N. Hwy 175, Seagoville, Texas with a quorum present, to wit:**

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

The following staff members were also present: City Manager Patrick Stallings, Police Chief Ray Calverley, Assistant Police Chief Steve Davis, Planner/Interim Community Development Director Bill Medina, Public Works Director Chris Ryan, City Attorney Victoria Thomas, Finance Director Gail French, Director of Health Mamata Bhandari, Utility Billing Supervisor Ashley Penn, Purchasing Agent Steven Daggs, Community Development Supervisor/Interim Building Official, Kailey Lampkin, Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

**Invocation** – *Invocation was led by Mayor Pro Tem Magill.*

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

**Mayor's Report** – *Mayor Childress invited everyone to join next Monday, March 6, 2023, at 7:00 p.m. for the presentation of the Mayor's State of the City Address.*

**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.*

*Jerry Becker at 700 May Rd. expressed his concerns about the bridge at C.O. Bruce Park, and the bricks and lights at Veteran's Park.*

*Josh A. at 517 Jean expressed his concerns about the noise ordinance being violated near his home and about a theft.*

**EXECUTIVE SESSION –**

**1. Recessed Into Executive Session at 7:22 p.m.**

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

**A. § 551.071. Consultation with City Attorney: receive legal advice related to the Santorini Development**

**B. § 551.071. Consultation with City Attorney: regarding pending litigation, to wit: Gensler Investment Corp. and TCCI Land Development, Inc. vs. William Camp, et al, Cause No. CC-22-01448-D in the County Court at Law No. 4 of Dallas County, Texas**

**2. Reconvened Into Regular Session at 8:31 p.m.**

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

**A. § 551.071. Consultation with City Attorney: receive legal advice related to the Santorini Development**

**B. § 551.071. Consultation with City Attorney: regarding pending litigation, to wit: Gensler Investment Corp. and TCCI Land Development, Inc. vs. William Camp, et al, Cause No. CC-22-01448-D in the County Court at Law No. 4 of Dallas County, Texas**

*No action taken.*

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

**3. Consider approving City Council Meeting minutes for February 6, 2023 (City Secretary)**

**4. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing continued participation with the Steering Committee of Cities served by ONCOR; and authorizing the payment of Ten Cents (\$0.10) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC (Director of Administrative Services)**

**5. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the City Manager to execute Amendment No. 1 to the Dallas County Community Development Block Grant (“CDBG”) Project Implementation Agreement Seagoville Street Reconstruction Project as set forth in Exhibit “A”; and providing an effective date (Public Works Director)**

*Motion to approve Consent Agenda as read – Epps, seconded by Magill; motion passed with all ayes. 5/0*

**REGULAR AGENDA-**

**6. Receive a presentation of City of Seagoville's 1st Quarter Financial Report for Fiscal Year 2023 (Finance Director)**

*Finance Director French presented the City of Seagoville 1<sup>st</sup> Quarter Financial Report for Fiscal Year 2023.*

**7. Discuss and consider approving a Resolution of the City of Seagoville, Texas, declaring certain city property surplus and authorizing the City Manager to sell, trade and/or dispose of it in accordance with the process established in the Code of Ordinances; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date (Purchasing Agent)**

*Motion to approve a Resolution of the City of Seagoville, Texas, declaring certain city property surplus and authorizing the City Manager to sell, trade and/or dispose of it in accordance with the process established in the Code of Ordinances; providing for the repeal of any and all Resolutions in conflict; providing for a severability clause; and providing an effective date – Hernandez, seconded by Magill; motion passed with all ayes. 5/0*

**8. Discuss and consider appointing an elected public official to serve on the Board of Directors for STAR Transit Place 7 (City Secretary)**

*Motion to nominate Rick Howard for STAR Transit Board of Directors Place 7 and Jose Hernandez as alternate – Fruin, seconded by Epps; motion passed with all ayes. 5/0*

**9. Conduct a public hearing and discuss a zoning change from the R-5 Single-Family Dwelling District (R-5) to the Local Retail (LR) Zoning District on approximately 4.797 ± acres described as being situated within part of the Herman Heider Survey Abstract No. 541, Dallas County, Texas, commonly known as 2410 North US Highway 175, Seagoville, Dallas County, Texas (Community Development)**

*Mayor Childress opened the public hearing at 8:41 p.m.*

*Planner/Interim Community Development Director Medina stated that this is a zone change from the R-5 Single-Family Dwelling District (R-5) to the Local Retail (LR) Zoning District on approximately 4.797 ± acres described as being situated within part of the Herman Heider Survey Abstract No. 541, Dallas County, Texas, commonly known as 2410 North US Highway 175, Seagoville, Dallas County, Texas.*

*Mayor Childress closed the public hearing at 8:45 p.m.*

**10. Discuss and consider approving an Ordinance of the City of Seagoville, Texas, amending the Comprehensive Zoning Ordinance and map of the City of Seagoville, as amended, by granting a change in zoning from R-5 (R-5 Single Family Dwelling) to LR (Local Retail), on approximately 4.797± acres located in the Herman Heider Survey Abstract 541, Tracts 1 and 2, described and depicted in Exhibit “A”, attached hereto, and commonly known as 2410 North U.S. Highway 175, Seagoville, Dallas County, Texas; 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)**

*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 (R-5 Single Family Dwelling) to LR (Local Retail), on approximately 4.797± acres located in the Herman Heider Survey Abstract 541, Tracts 1 and 2, described and depicted in Exhibit “A”, attached hereto, and commonly known as 2410 North U.S. Highway 175, Seagoville, Dallas County, Texas; 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 – Hernandez, seconded by Howard; motion passed with all ayes. 5/0*

**11. Conduct a public hearing and discuss a zoning change from the R-5 Single-Family Dwelling District (R-5) to Apartment (A) District on approximately .45 ± acres described as being a tract of land situated within the Herman Heider Survey Abstract No. 541, commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas (Community Development)**

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

*Planner/Interim Community Development Director Medina stated that this is a zone change from the R-5 Single-Family Dwelling District (R-5) to Apartment (A) District on approximately .45 ± acres described as being a tract of land situated within the Herman Heider Survey Abstract No. 541, commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas.*

*Mayor Childress closed the public hearing at 8:49 p.m.*

**12. 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 A (Apartment), on approximately 0.45± acre located in the Herman Heider Survey Abstract 541, Tract 6, described and depicted in Exhibit “A”, attached hereto, and commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas; 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)**

*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 A (Apartment), on approximately 0.45± acre located in the Herman Heider Survey Abstract 541, Tract 6, described and depicted in Exhibit "A", attached hereto, and commonly known as 1815 Seagoville Road, Seagoville, Dallas County, Texas; 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 – Magill, seconded by Howard; motion passed with all ayes. 5/0*

**13. Conduct a public hearing and discuss a zoning change from the Office District (O) to the Commercial (C) District on approximately 2.146 ± acres described as being a tract of land situated within Lot No. 3 of the Oliver Hall Subdivision, commonly known as 1102 North U.S. Highway 175 Seagoville Road, Seagoville, Dallas County, Texas (Community Development)**

*Mayor Childress opened the public hearing at 8:50 p.m.*

*Planner/Interim Community Development Director Medina stated this is a zone change from the Office District (O) to the Commercial (C) District on approximately 2.146 ± acres described as being a tract of land situated within Lot No. 3 of the Oliver Hall Subdivision, commonly known as 1102 North U.S. Highway 175 Seagoville Road, Seagoville, Dallas County, Texas.*

*Mayor Childress closed the public hearing at 8:52 p.m.*

**14. 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 the O (Office) to C (Commercial), on approximately 2.146± acres located in the Oliver Hall Subdivision, Lot 3, described and depicted in Exhibit "A", attached hereto, and commonly known as 1102 North U.S. Highway 175, Seagoville, Dallas County, Texas; 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)**

*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 the O (Office) to C (Commercial), on approximately 2.146± acres located in the Oliver Hall Subdivision, Lot 3, described and depicted in Exhibit "A", attached hereto, and commonly known as 1102 North U.S. Highway 175, Seagoville, Dallas County, Texas; 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 – Hernandez, seconded by Howard; motion passed with all ayes. 5/0*

**15. Conduct a public hearing and discuss a zoning change from Agricultural (AG) and Planned Development (PD) to Planned Development- R5 Single Family Dwelling (PD) zoning district to a Planned Development (PD) zoning district on approximately 168.1828 ± acres described as being a tract of land situated in the John Lanier Survey, Abstract 805 and the Herman Heider Survey, Abstract 541, commonly referred to 1001 Alto Road, 1301 Alto Road, 15006 Lasater Road, 1308 Malloy Bridge Road, and 1309 Malloy Bridge Road, Seagoville, Dallas County, Texas (Community Development)**

*Mayor Childress opened the public hearing at 8:54 p.m.*

*Planner/Interim Community Development Director Medina stated that this is a zone change change from Agricultural (AG) and Planned Development (PD) to Planned Development- R5 Single Family Dwelling (PD) zoning district to a Planned Development (PD) zoning district on approximately 168.1828 ± acres described as being a tract of land situated in the John Lanier Survey, Abstract 805 and the Herman Heider Survey, Abstract 541, commonly referred to 1001 Alto Road, 1301 Alto Road, 15006 Lasater Road, 1308 Malloy Bridge Road, and 1309 Malloy Bridge Road, Seagoville, Dallas County, Texas.*

*Developer Pat Atkins at 614 Summer Oaks, Rockwall, Texas 75087 presented the development located at 1001 Alto Road, 1301 Alto Road, 15006 Lasater Road, 1308 Malloy Bridge Road, and 1309 Malloy Bridge Road, Seagoville, Dallas County Texas.*

*Mayor Childress closed the public hearing at 9:15 p.m.*

**16. 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) and Planned Development (PD) to Planned Development- R5 single-family dwelling (PD) for single-family residential on approximately 168.1828± described as follows: Tract 1 described as being within the John Lanier Abstract 805 Page 705 Tract 7 commonly referred to as 1001 Alto Road; Tract 2 described as being within the Herman Heider Abstract 541 Page 425 Tract 31 commonly known as 1301 Alto Road; Tract 3 described as being within the John Lanier Abstract 805 Page 705 Tract 6 commonly known as 15006 Lasater Road; Tract 4 described as being within the Hannah Wicker Abstract 1590 Page 525 Tract 8 commonly known as 1308 Malloy Bridge Road, and Tract 5 described as being within the Hannah wicker Abstract 1590 Page 525 Tract 9 commonly known as 1309 Malloy Bridge 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)**

*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) and Planned Development (PD) to Planned Development- R5 single-family dwelling (PD) for single-family residential on approximately 168.1828± described as follows: Tract 1 described as being within the John Lanier Abstract 805 Page 705 Tract 7 commonly referred to as 1001 Alto Road; Tract 2 described as being within the Herman Heider Abstract 541 Page 425 Tract 31 commonly known as 1301 Alto Road; Tract 3 described as being within the John Lanier Abstract 805 Page 705 Tract 6 commonly known as 15006 Lasater Road; Tract 4 described as being within the Hannah Wicker Abstract 1590 Page 525 Tract 8 commonly known as 1308 Malloy Bridge Road, and Tract 5 described as being within the Hannah wicker Abstract 1590 Page 525 Tract 9 commonly known as 1309 Malloy Bridge 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 with amendments to minimum garage size and the landscape beds – Magill, seconded by Howard; motion passed with all ayes. 5/0*

**17. Discuss and consider the continuation of business when City Hall is closed (Mayor Pro Tem Magill)**

*Utility Billing Supervisor Penn presented options for customers to pay their utility bills and Community Development Supervisor/Interim Building Official Lampkin presented options for Permits, Inspections, and Code Enforcement to continue conducting business when City Hall is closed.*

*After some discussions, it was determined that City Hall will follow the City of Dallas for inclement weather closings.*

**18. Discuss and consider approving a Resolution of the City Council of the City of Seagoville, Texas, approving a Professional Services Contract with Pipeline Analysis, LLC, for the purpose of performing various field tests and inspections of the wastewater collection system within the Glen Road Lift Station, Ard Road Lift Station Area, and Lasater Lift Station Service Areas, preparing final reports containing recommended system repairs and the estimated costs associated with reducing wet weather inflow and infiltration in an amount not to exceed One Hundred Ten Thousand Dollars and Zero cents (\$110,000.00), which is attached hereto and incorporated herein as Attachment 1; authorizing the City Manager to execute said Agreement; providing for a repealing clause; providing for a severability clause; and providing an effective date (Public Works Director)**

*Motion to approve a Resolution of the City Council of the City of Seagoville, Texas, approving a Professional Services Contract with Pipeline Analysis, LLC, for the purpose of performing various field tests and inspections of the wastewater collection system within the Glen Road Lift Station, Ard Road Lift Station Area, and Lasater Lift Station Service Areas, preparing final reports containing recommended system repairs and the estimated costs associated with reducing wet weather inflow and infiltration in an amount not to exceed One Hundred Ten Thousand Dollars and Zero cents (\$110,000.00), which is attached hereto and incorporated herein as Attachment 1; authorizing the City Manager to execute said Agreement; providing for a repealing clause; providing for a severability clause; and providing an effective date – Magill, seconded by Howard; motion passed with all ayes. 5/0*

**19. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of a dump trailer and a utility trailer in the amount of Seventeen Thousand Four Hundred Nineteen Dollars and Ninety Four Cents \$17,419.94; from RJ Trailers; authorizing the City Manager to execute any and all documents; and providing an effective date (Public Works Director)**

*Motion to approve a Resolution of the City of Seagoville, Texas, authorizing the purchase of a dump trailer and a utility trailer in the amount of Seventeen Thousand Four Hundred Nineteen Dollars and Ninety Four Cents \$17,419.94; from RJ Trailers; authorizing the City Manager to execute any and all documents; and providing an effective date – Howard, seconded by Hernandez; motion passed with all ayes. 5/0*

**20. Discuss and consider approving a Resolution of the City of Seagoville, Texas, authorizing the purchase of a Caterpillar 303.5 Mini-Ex in an amount not to exceed Sixty Three Thousand Eight Hundred Fifty Four Dollars and Zero Cents \$63,854.00, from Holt Cat; authorizing the City Manager to execute any and all documents and disburse the funds for said purchase; and providing an effective date (Public Works Director)**

*Motion to approve a Resolution of the City of Seagoville, Texas, authorizing the purchase of a Caterpillar 303.5 Mini-Ex in an amount not to exceed Sixty Three Thousand Eight Hundred Fifty Four Dollars and Zero Cents \$63,854.00, from Holt Cat; authorizing the City Manager to execute any and all documents and disburse the funds for said purchase; and providing an effective date – Hernandez, seconded by Magill; motion passed with all ayes. 5/0*

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

*Councilmember Fruin stated that he would check with City Staff concerning Amvets Post 23 taking on the upkeep of Veteran's Park.*

*Councilmember Hernandez stated that the Keep Seagoville Beautiful Trash Off will be April 15, 2023 and groups of volunteers are needed for the event.*

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

*None.*

**Adjourned at 9:51 p.m.**

**APPROVED:**

  
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Mayor Dennis K. Childress

**ATTEST:**

  
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Kandi Jackson, City Secretary

