



# City of Seagoville

## Meeting Minutes

### City Council

City Hall  
702 N. Hwy 175  
Seagoville, Texas 75159

Monday, October 16, 2023

6:30 PM

Council Chambers

Present: Mayor Lackey Sebastian, Mayor Pro Tem Harold Magill, Councilmember Jose Hernandez, Councilmember Rick Howard, Councilmember Allen Grimes, and Councilmember Jon Epps

Also present were City Manager Patrick Stallings, City Attorney Victoria Thomas, and City Secretary Sara Egan.

The City Council of the City of Seagoville met in a Regular Called Meeting on Monday, October 16, 2023, at 6:30 p.m. in the City Council Chambers of City Hall, 702 N. Hwy 175, Seagoville, Texas.

#### **WORK SESSION – 6:30 PM**

**1. Call to Order**

Mayor Sebastian called the meeting to order at 6:30 p.m.

**2. Discuss Regular Session agenda items.**

Director of Community Development Bill Medina briefed City Council on the Public Hearing item 15. City Council had questions and comments regarding the proposed elevations and concept plan. Alongside staff, the applicant Andrew Winkelmann addressed the questions and comments. Mr. Medina briefed City Council on the Public Hearing item 16. City Council expressed concerns with the illustrated name "Vape Ville". The applicant Tamer Kadah reassured City Council another name would be selected for the retail shop.

**3. Receive a presentation by Kaufman Central Appraisal District.**

Deputy Chief Appraiser Coy Johnson provided a presentation and answered questions.

**4. Adjourn**

Mayor Sebastian adjourned the Work Session at 7:01 p.m. with a break prior to the Regular Session.

#### **REGULAR SESSION – 7:00 PM**

**5. Call to Order**

Mayor Sebastian called the Regular Session to order at 7:07 p.m.

**6. Invocation**

Mayor Pro Tem Magill led the invocation.

**7. Pledge of Allegiance**

City Council led the pledge of allegiance.

**8. Recognition and Presentation of the Life Saving Award.**

Police Chief Ray Calverley presented the Life Saving Award to Office Jason Hovel.

**9. Mayor's Report**

- Golden Chick is projected to open its door at the end of October depending on inspections.
- Reconstruction of Bluff Road by Anderson Asphalt is going very well.
- Construction of the new Police Station has started.

- Early voting in the Special Constitutional Amendment and Joint Election for November 7<sup>th</sup> begins Monday. City Hall is a polling location.

#### 10. Citizen's Comments

No one signed up to speak.

#### Consent Agenda

Mayor Pro Tem Magill made a motion to approve Consent Agenda Item 11-14, seconded by Councilmember Epps. The motion passed by a unanimous vote (5/0).

#### 11. Consider approving the following City Council meeting minutes: October 2, 2023.

#### 12. Consider approving a Resolution authorizing the City Manager to enter into a Service Agreement with Motorola Solutions and approving the terms and conditions of the Agreement.

Resolution No. 77-R-2023

#### 13. Consider approval of the purchase and installation of a new siren and digital activation system from Goddard Enterprises; in an amount not to exceed \$53,443.21; as provided for in the FY 2024 Budget.

#### 14. Consider approval of the purchase of one (1) Chevrolet Tahoe with upfit package from Holiday Chevrolet; through the Tarrant County annual contract for emergency vehicles and supplies (no. 2022-200 and 2023-016); in an amount not to exceed \$61,368.95; as provided for in the FY 2024 Budget.

#### Public Hearing

#### 15. Conduct a public hearing and consider an Ordinance amending the Comprehensive Zoning Ordinance and map of the City of Seagoville for approximately 9.45 acres from the Apartment to the Planned Development Zoning District, situated at 1803 Seagoville Road, 1815 Seagoville Road, 1908 Cain Street, and 620 No Name Street, located approximately near the intersection of Seagoville Road and Alto Road, and between Seagoville Road and Cain Street; providing for a concept plan.

Mayor Sebastian opened the public hearing at 7:14 p.m.

Mr. Medina approached the podium to answer questions. He also informed the City Council recently adopted state law does not allow a city to regulate building materials in the construction or alteration of a building. However, the request to include walking trails, a dog park, and other amenities is appropriate.

Mayor Sebastian invited members of the public to speak. No one spoke in favor or against.

Mayor Sebastian closed the public hearing at 7:16 p.m.

Councilmember Hernandez made a motion to table item 15, seconded by Councilmember Grimes. The motion passed by a unanimous vote (5/0).

#### 16. Conduct a public hearing and consider an Ordinance amending the Comprehensive Zoning Ordinance and map of the City of Seagoville for approximately 1.02 acres, described as being within Lot 2, Block A, Seagoville Corners III Addition, 950 E. Malloy Bridge Road; from Local Retail to Local Retail with a Special Use Permit to allow for a tobacco shop; providing for special conditions and a site plan.

Mayor Sebastian opened the public hearing at 7:17 p.m.

Mr. Medina approached the podium to answer questions.

Mayor Sebastian invited members of the public to speak. No one spoke in favor or against.

Mayor Sebastian closed the public hearing at 7:19 p.m.

Councilmember Hernandez made a motion to approve item 16, seconded by Councilmember Grimes. The motion passed by a unanimous vote (5/0).  
Ordinance No. 32-2023

**Regular Agenda**

**17. Discuss and consider approving a Resolution accepting a petition for and calling for a public hearing on the creation of Santorini Public Improvement District within the City of Seagoville and authorizing mailing and publication of notice of the public hearing.**

Mrs. Julie Partain with Bracewell briefed the City Council on this agenda item.

Councilmember Epps made a motion to approve item 16, seconded by Councilmember Hernandez. The motion passed by a unanimous vote (5/0).

Resolution No. 78-R-2023

**18. Discuss driveway regulations on residential properties.**

This agenda item was requested by Councilmember Grimes for discussion. City Council directed staff to propose an option or options for an amendment to current regulations to allow for the expansion of driveways to the property line not to exceed 5 feet in one direction for the length of the driveway as well as consider acceptable materials.

**19. Discuss and consider additional dates to designate as holiday for November and December of 2023, and/or January of 2024.**

This agenda item was requested by Councilmember Hernandez for discussion. Councilmember Hernandez made a motion to designate December 26, 2023 and January 2, 2024 as additional holiday dates in appreciation of city staff, seconded by Councilmember Grimes. The motion passed by a unanimous vote (5/0).

**20. Discuss the evaluation process and related form for the City Manager, City Attorney, and City Secretary.**

This agenda item was requested by Councilmember Hernandez for discussion. Councilmember Hernandez and Mayor Pro Tem Magill will present amended forms for City Council to consider.

**21. Items of community interest and councilmember reports.**

Councilmember Grimes announced the High School Homecoming game on Friday.

**22. Discuss future agenda items.**

No requests for future agenda items.

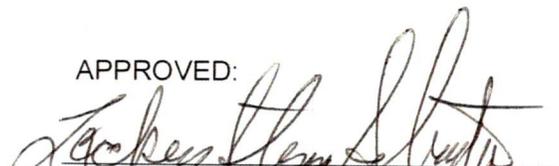
**23. Adjourn**

There being no further business before the City Council, the meeting was adjourned at 7:38 p.m.

ATTEST:

  
Sara Egan, City Secretary

APPROVED:

  
Lackey Stepper Sebastian, Mayor