



City of Seagoville

Meeting Minutes

City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, January 22, 2024

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, January 22, 2024, 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.

There were no questions regarding the consent agenda.

Community Development Director Bill Medina briefed City Council on the Public Hearing agenda items 13-15.

Mr. Jimmy O'Neal representing Twin Eagle Capital, LLC answered questions regarding the proposed development (agenda Item 14).

Mayor Sebastian recessed the Work Session at 6:59 p.m.

EXECUTIVE SESSION

3. The City Council will convene into executive session pursuant to Texas Govt. Code section 551.071 – Consultation with Attorney, to seek legal advice about:

- (1) Zoning regulations and procedures governing the adoption of zoning amendments.**
- (2) A proposed standard form License and Use Agreement for use by and between the City and youth sports associations.**
- (3) Pending litigation, to-wit: Seagoville Residents Association v. City of Seagoville and Target Builders, LLC, Cause No. DC-23-20340 in the 134th Judicial District Court of Dallas County, Texas.**

Mayor Sebastian adjourned the Executive Session at 7:42 p.m.

WORK SESSION

Mayor Sebastian reconvened into the Work Session at 7:44 p.m.

4. Take any necessary action as a result of Executive Session.

There was no action as a result of Executive Session.

5. Adjourn.

Mayor Sebastian adjourned the Work Session at 7:44 p.m.

REGULAR SESSION**6. Call to Order**

Mayor Sebastian called the Regular Session to order at 7:50 p.m.

7. Invocation

Mayor Pro Tem Magill led the invocation.

8. Pledge of Allegiance

City Council led the pledge of allegiance.

9. Mayor's Report

- The development project known as The Savoy at Seagoville celebrated a groundbreaking and ribbon cutting ceremony last Thursday.
- Segó Buffet and Mexican Tienda have been inspected and issued a food permit to operate.

10. Citizen's Comments

No one signed up to speak.

Consent Agenda

Mayor Pro Tem Magill made a motion to approve Consent Agenda Items 11-12, seconded by Councilmember Howard. The motion passed by a unanimous vote (5/0).

11. Consider approving the City Council meeting minutes: December 18, 2023.**12. Consider a Resolution approving Work Order No. 13 for professional development plan review services on a defined scope of services basis with Garver, LLC. for the purpose of providing engineering services for on-call engineering services in an amount not to exceed \$90,000.00; and authorizing the City Manager to sign.**

Resolution No. 2024-01

Public Hearing**13. Conduct a public hearing and consider an Ordinance approving a request for a Special Use Permit (SUP No. 01-2024) for a Tobacco Shop, for property located at 110 N. US Highway 175, Unit 104, Seagoville, Dallas County, Texas.**

Mayor Sebastian opened the public hearing at 7:55 p.m.

Mayor Pro Tem suggested approving the requested hours of operation of 9 a.m. – 10 p.m.

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

Mayor Sebastian closed the public hearing at 7:55 p.m.

Councilmember Hernandez made a motion to approve item 13 with the requested hours of operation of 9 a.m. – 10 p.m., seconded by Councilmember Grimes. The motion passed by a unanimous vote (5/0).

Ordinance No. 2024-01

14. Conduct a public hearing and consider an Ordinance approving a zoning change from the Agricultural District (AG) to a Planned Development Zoning District (PD No. 01-2024) with a base zoning of Light Manufacturing (PD-LM), for property located at 1616 Bowers Road, 612 Environmental Way, and 648 Environmental Way, Seagoville, Dallas County, Texas.

Mayor Sebastian opened the public hearing at 7:56 p.m.

Mr. O'Neal provided an overview of the proposed development.

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

Mayor Sebastian closed the public hearing at 7:57 p.m.

Mayor Pro Tem Harold Magill made a motion to approve item 14. Mayor Sebastian requested a second to the motion. The motion died due to a lack of second.

- 15. Conduct a public hearing and consider an Ordinance approving a zoning change from Commercial (C) to Planned Development (PD No. 02-2024) with a base zoning of Commercial (PD-C), on approximately 5.575 acres, described as being a portion of Tract 16, of the Robert Kleberg Abstract 716 Page 827 commonly known as 3115 North Highway 175, Seagoville, Dallas County, Texas.**

Mayor Sebastian opened the public hearing at 7:58 p.m.

Councilmember Hernandez and Epps commended the applicant on the landscaping improvements incorporated with this development.

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

Mayor Sebastian closed the public hearing at 7:59 p.m.

Councilmember Hernandez made a motion to approve item 15, seconded by Councilmember Epps.

The motion passed by a unanimous vote (5/0).

Ordinance No. 2024-02

Regular Agenda

- 16. Discuss and consider approval of a City of Seagoville standard form License and Use Agreement to be used for use of City sports facilities by any youth sports association or group.**

Mayor Pro Tem Magill commended staff for the creation of a standardized agreement form.

Councilmember Howard made a motion to approve item 16, seconded by Councilmember Grimes.

The motion passed by a unanimous vote (5/0).

- 17. Conduct an interview with a board applicant and consider an appointment to fill a vacancy to the Board of Adjustments, Place 3, with a term expiring June 30, 2024.**

City Secretary Sara Egan briefed City Council on the agenda item and introduced the applicant Ms. Johnnie Goins.

Councilmember Epps made a motion to appoint Johnnie Goins to the unexpired term, seconded by Mayor Pro Tem Magill. The motion passed by a unanimous vote (5/0).

- 18. Discuss and consider a Resolution casting a vote for the Fourth Member of the Board of Directors of the Dallas County Central Appraisal District.**

Ms. Egan explained this vote is for the Runoff Election of the two top candidates: Micheal Hurtt and Brett Franks.

Mayor Pro Tem Magill made a motion to cast a vote for Micheal Hurtt, seconded by Councilmember Hernandez. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-02

- 19. Discuss and consider a Resolution ordering the General Election to be held on May 4, 2024, for the purpose of electing persons to the offices of Councilmember Places 1, 3, and 5; authorizing a Joint Election with Other Dallas County Political Subdivisions; authorizing the City Manager to execute an Election Services Contract with Dallas County; providing for a Runoff Date; and providing an effective date.**

(Spanish/ Español)

DISCUTIR Y CONSIDERAR UNA RESOLUCIÓN DEL AYUNTAMIENTO DE LA CIUDAD DE SEAGOVILLE, TEXAS, QUE ORDENA UNA ELECCIÓN GENERAL QUE SE LLEVARÁ A CABO EL 4 DE MAYO DE 2024, CON EL PROPÓSITO DE ELEGIR PERSONAS PARA LOS CARGOS DE CONCEJALES EN LOS LUGARES 1, 3 Y 5; AUTORIZAR UNA ELECCIÓN CONJUNTA CON OTRAS SUBDIVISIONES POLÍTICAS DEL CONDADO DE DALLAS; AUTORIZAR AL ADMINISTRADOR DE LA CIUDAD A EJECUTAR UN CONTRATO DE SERVICIOS ELECTORALES CON EL CONDADO DE DALLAS; ESTABLECER UNA FECHA DE ELECCIÓN DE SEGUNDA VUELTA; Y PROPORCIONAR UNA FECHA DE ENTRADA EN VIGOR.

(Vietnamese/ Tiếng Việt)

NGHỊ QUYẾT CỦA HỘI ĐỒNG THÀNH PHỐ THÀNH PHỐ SEAGOVILLE, TEXAS, RA LỆNH MỘT CUỘC TỔNG TUYỂN CỬ VÀO NGÀY 4 THÁNG 5 NĂM 2024, NHẪM MỤC ĐÍCH BẦU CỬ RA NHỮNG NGƯỜI NẮM GIỮ CÁC CHỨC VỤ ỦY VIÊN HỘI ĐỒNG VỊ TRÍ SỐ 1, 3 VÀ 5; CHO PHÉP BẦU CỬ CHUNG VỚI CÁC PHÂN VIÊN CHÍNH TRỊ KHÁC CỦA QUẬN DALLAS; ỦY QUYỀN CHO VIÊN CHỨC QUẢN LÝ THÀNH PHỐ THỰC HIỆN HỢP ĐỒNG DỊCH VỤ BẦU CỬ VỚI QUẬN DALLAS; QUY ĐỊNH NGÀY BẦU CỬ CHUNG CUỘC; VÀ CUNG CẤP NGÀY CÓ HIỆU LỰC.

Ms. Egan explained the City is required to call or order the election. If all candidates are unopposed the City may cancel the election after the filing period. Currently, the estimated cost of early voting and election day is \$8,354.38.

Councilmember Epps made a motion to approve item 19, seconded by Councilmember Howard. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-03

20. Items of community interest and councilmember reports.

Mayor Pro Tem reported on the development of The Savoy at Seagoville and their contribution of smart homes to the City.

Councilmember Epps commended the Community Development Department for their work ethic.

21. Discuss future agenda items.

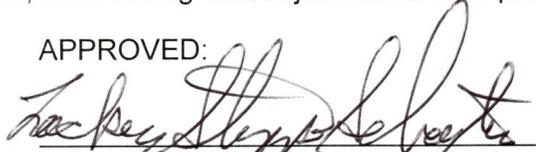
Councilmember Howard suggested researching vehicle tracking technology emerging for the police departments.

Councilmember Epps requested a count of vape shops. He would also like staff to review parking concerns on and/or near Super 1 Foods.

22. Adjourn

There being no further business before the City Council, the meeting was adjourned at 8:09 p.m.

APPROVED:


Lackey Stepper Sebastian, Mayor

ATTEST:


Sara Egan, City Secretary