



# City of Seagoville Meeting Agenda City Council

City Hall  
702 N. Hwy 175  
Seagoville, Texas 75159

Monday, April 15, 2024

6:30 PM

Council Chambers

**LACKEY STEPPER SEBASTIAN**  
MAYOR

**RICK HOWARD**  
PLACE 1

**ALLEN GRIMES**  
PLACE 4

**PATRICK STALLINGS**  
CITY MANAGER

**JOSE HERNANDEZ**  
PLACE 2

**JON EPPS**  
PLACE 5

**HAROLD MAGILL**  
PLACE 3 - MAYOR PRO TEM

Notice is hereby given that the City Council of the City of Seagoville, Texas will meet in a Regular Called Meeting at 6:30 p.m. for Work Session, and Regular Session will begin at 7:00 p.m., to be held at City Hall, 702 N. Hwy 175 Seagoville, Texas 75159.

As authorized by Section 551.071 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 reserves the right to reconvene, recess or realign any session or order of business at any time prior to adjournment. The purpose of the meeting is to consider the following items:

## **WORK SESSION – 6:30 PM**

1. Call to Order
2. Discuss options to amend the zoning ordinance to require a Special Use Permit for automobile dealers and used car lots.
3. Discuss the use of a variation of the City's logo for Citizens on Patrol.
4. Discuss Regular Session agenda items.
5. Adjourn

## **REGULAR SESSION – 7:00 PM**

6. Call to Order
7. Invocation
8. Pledge of Allegiance
9. Mayor's Report
10. Citizen's Comments

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. City Council may not discuss these items but may respond with factual data or policy information or place the item on a future agenda. Anyone wishing to speak should submit a Speaker Request Form to the City Secretary.

**Consent Agenda**

- 11. Consider approving the City Council meeting minutes: April 1, 2024**
- 12. Consider approving and accepting the dedication of a 50-foot right-of-way easement in land consisting of 0.554+/- acres along Farmers Road at and near Sierra Drive and Dakota Lane.**

**Public Hearing**

- 13. Conduct a public hearing and consider an Ordinance amending the Comprehensive Zoning Ordinance, plan and map of the City of Seagoville, as heretofore amended, to amend Ordinance No. 35-2021, to amend the mixed use planned development on 591.778 +/- acres of land generally located at US Highway 175 And Farm-to-Market Road 1389 located partly in Dallas County and in Kaufman County, to amend certain development and use standards and to supplement and clarify exhibits; 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.**

**Regular Agenda**

- 14. Discuss and consider authorizing the City Manager to include bilingual certification pay, based on testing and fluency, as a part of employee benefits for the current fiscal year.**
- 15. Discuss and consider authorizing the City Manager to create the new position of Police Lieutenant for the Police Department.**
- 16. Discuss and consider approving a Resolution authorizing the purchase of one (1) 2024 Ford Police Interceptor SUV in an amount not to exceed sixty-six thousand nine hundred fifty dollars and seventeen cents (\$66,950.17) from Holiday Ford; authorizing the City Manager to sign any and all necessary documents.**
- 17. Consider approving an increase to \$170,578.00 including annual base salary, car allowance, phone allowance, and benefit package, for the position of SEDC Executive Director/City Economic Development Director, with the City funding \$85,289.00 of the base salary and the SEDC funding \$85,289.00 including base salary, car allowance, phone allowance, and benefit package the same to be effective upon the future SEDC acceptance of the resignation of Mr. Stallings from the position of SEDC Executive Director and the appointment of a new SEDC Executive Director/City Economic Development Director.**
- 18. Items of community interest and councilmember reports.**

Pursuant to Section 551.0415 of the Texas Government Code, the City Council or City Administration may report information on the following items: 1) expression of thanks, congratulations, or condolences, 2) information about holiday schedules, 3) recognition of individuals, 4) reminders about upcoming City events, 5) information about community events, and 6) announcements involving an imminent threat to public health and safety.
- 19. Discuss future agenda items.**
- 20. Adjourn**

**CERTIFICATE**

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Seagoville, Texas on this 11<sup>th</sup> day of April 2024, by 5 p.m.

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Sara Egan, City Secretary

The City of Seagoville does not discriminate based on 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 or email [citysecretary@seagoville.us](mailto:citysecretary@seagoville.us) . (TDD access 1-800-RELAY-TX)

**UPCOMING DATES:**

- Monday, May 4, 2024, Election Day
- Monday, May 6, 2024, Regular City Council Meeting
- Monday, May 13, 2024, Special City Council Meeting



TO: Mayor and City Council  
FROM: Bill Medina, Director of Community Development  
DATE: April 15, 2024  
ITEM: 2  
DESCRIPTION: Discuss options to amend the zoning ordinance to require a Special Use Permit for automobile dealers and used car lots.

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### **INTRODUCTION**

Council has asked Staff to examine the possibility of amending the zoning ordinance to require all used car lots and auto mobile dealers require a Special Use Permit.

### **BACKGROUND**

The current zoning ordinance allows for used car lots and automobile dealers to operate by right within the Commercial Zoning District. Staff is seeking guidance and feedback on how the Council would like to proceed with prospective amendments.

### **FINANCIAL IMPACT**

N/A

### **RECOMMENDATION**

N/A

### **ATTACHMENTS**

1. N/A



TO: Mayor and City Council  
FROM: Councilmember Rick Howard  
DATE: April 15, 2024  
ITEM: 3  
DESCRIPTION: Discuss the use of a variation of the City's logo for Citizens on Patrol.

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### INTRODUCTION

This item has been added to the agenda at the request of Councilmember Rick Howard.

### BACKGROUND

Citizens on Patrol will be ordering shirts and with the consent of City Council will include a variation of the city logo.





TO: Mayor and City Council  
FROM: Sara Egan, City Secretary  
DATE: April 15, 2024  
ITEM: 11  
DESCRIPTION: Consider approving the City Council meeting minutes: April 1, 2024.

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**RECOMMENDATION**

Recommend approval of the meeting minutes.

**ATTACHMENTS**

1. April 1, 2024 Minutes



# City of Seagoville

## Meeting Minutes

### City Council

City Hall  
702 N. Hwy 175  
Seagoville, Texas 75159

Monday, April 1, 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 David Berman, and City Secretary Sara Egan.

The City Council of the City of Seagoville met in a Regular Called Meeting on Monday, April 1, 2024, at 6:30 p.m. in the City Council Chambers at City Hall, 702 N. Hwy 175, Seagoville, Texas.

#### **WORK SESSION – 6:30 PM**

##### **1. Call to Order**

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

##### **2. Receive a presentation regarding the Comprehensive Annual Financial Report for Fiscal Year 2023.**

Director of Finance Gail French introduced Mike Brooks with BrooksWatson & Co..

##### **3. Discuss Regular Session agenda items.**

There were no questions on the consent agenda.

Director of Public Works Chris Ryan briefed City Council on item 16. Mr. Ryan explained the re-assigned funds from Hall Rd. will be used for East Malloy Bridge due to unforeseen drainage repairs needed for Hall Rd. Hall Rd. will be addressed in the next fiscal year.

City Manager Patrick Stallings briefed City Council on items 17-19.

##### **4. Adjourn**

There being no further business before the City Council the Work Session was adjourned at 6:53 p.m.

#### **REGULAR SESSION – 7:00 PM**

##### **5. Call to Order**

Mayor Sebastian called the Regular Session to order at 7:00 p.m.

##### **6. Invocation**

Mayor Pro Tem Magill led the invocation.

##### **7. Pledge of Allegiance**

City Council led the pledge of allegiance.

##### **8. Mayor's Report**

- Telecommunicators Miranda Case and Shelby Robertson graduated from the NCTCOG Regional Telecommunicator Academy. Both received additional recognition awards during their time at RTA and excelled in their overall GPA.
- Golden Chick celebrated their ribbon cutting last week and are open for business.

On a more solemn note, Rodney Lee Haggard at age 86 passed away peacefully at his residence Wednesday, March 27, 2024. Mr. Haggard was a long-time community member and served as Judge for the City of Seagoville from the 1990's and retired in 2010. Let's stand for a moment of silence.

#### **9. Citizen's Comments**

There were no speakers.

#### **Consent Agenda**

Mayor Pro Tem Magill made a motion to approve Consent Agenda Item 10-12, seconded by Councilmember Epps. The motion passed by a unanimous vote (5/0).

#### **10. Consider approving the City Council meeting minutes: March 18, 2024**

**11. Consider a Resolution approving an agreement for consulting services on a water and wastewater cost of service and rate design study update with NewGen Strategies and Solutions, LLC.; in an amount not to exceed fifteen thousand dollars and zero cents (\$15,000.00); authorizing the City Manager to execute any and all necessary documents.**

Resolution No. 2024-25

**12. Consider a Resolution 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 Highway 175 Lift station service area, 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 ninety-nine thousand one hundred forty-five dollars and zero cents (\$99,145.00); authorizing the City Manager to execute any and all necessary documents.**

Resolution No. 2024-26

#### **Regular Agenda**

**13. FIRST READING:** Discuss and consider a Resolution approving the economic development project between the Seagoville Economic Development Corporation and Seagoville Venture No. Three-S-SI Rio Grande, LP, a Texas Limited Partnership, as reflected in the terms and conditions of an Economic Development Incentive Agreement between the parties.

**14. FIRST READING:** Discuss and consider a Resolution approving the economic development project between the Seagoville Economic Development Corporation and Hallett No. I L.P., a Texas Limited Partnership, as reflected in the terms and conditions of an Economic Development Incentive Agreement between the parties.

**15. FIRST READING:** Discuss and consider a Resolution approving the economic development project between the Seagoville Economic Development Corporation and Jeremiah Hatch and Ryan Hatch, also known as Ryan Macon, doing business as Closing the Gap Learning Center, as reflected in the terms and conditions of an economic development incentive agreement between the parties.

**16. Discuss and consider a Resolution authorizing Anderson Asphalt & Concrete Paving to provide asphalt road repair work on East Malloy Bridge Road for compensation in an amount not to exceed six hundred eight thousand thirty-five dollars and forty cents (\$608,035.40); authorizing the City Manager to execute any and all necessary documents.**

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

Resolution No. 2024-27

- 17. SECOND READING: Discuss and consider a Resolution approving the economic development project between the Seagoville Economic Development Corporation and Seagoville Venture No. Three-S-SI Rio Grande, LP, a Texas Limited Partnership, as reflected in the terms and conditions of an Economic Development Incentive Agreement between the parties.**

Mayor Pro Tem Magill made a motion to approve item 17, seconded by Councilmember Hernandez. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-28

- 18. SECOND READING: Discuss and consider a Resolution approving the economic development project between the Seagoville Economic Development Corporation and Hallett No. I L.P., a Texas Limited Partnership, as reflected in the terms and conditions of an Economic Development Incentive Agreement between the parties.**

Councilmember Hernandez made a motion to approve item 18, seconded by Councilmember Grimes. The motion passed by a unanimous vote (5/0).

Resolution No. 2024-29

- 19. SECOND READING: Discuss and consider a Resolution approving the economic development project between the Seagoville Economic Development Corporation and Jeremiah Hatch and Ryan Hatch, also known as Ryan Macon, doing business as Closing the Gap Learning Center, as reflected in the terms and conditions of an economic development incentive agreement between the parties.**

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

Resolution No. 2024-30

- 20. Items of community interest and councilmember reports.**

Councilmember Howard reported that the Police Association is seeking funds to purchase shirts and requested a future discussion.

Councilmember Grimes announced details of a school event.

Councilmember Epps expressed appreciation.

Mayor Sebastian recessed the Regular Session at 7:07 p.m. to convene into executive session.

### **EXECUTIVE SESSION**

- 21. City Council may convene into closed Executive Session pursuant to Section 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:**

**A. City Manager**

**B. City Attorney**

**C. City Secretary**

Mayor Sebastian adjourned the Executive Session at 7:37 p.m.

### **REGULAR SESSION**

Mayor Sebastian reconvened to the Regular Session at 7:39 p.m.

- 22. Take any necessary action as a result of the closed Executive Session.**

There was no action taken.

**23. Discuss and consider approving an amendment to the City Manager’s contract to provide for a one-year extension.**

Councilmember Epps made a motion to approve item 23, seconded by Mayor Pro Tem Magill. The motion passed by a unanimous vote (5/0).

**24. Discuss future agenda items.**

There were no future agenda items.

**25. Adjourn**

There being no further business before the City Council the meeting was adjourned at 7:40 p.m.

APPROVED:

ATTEST:

\_\_\_\_\_  
Lackey Stepper Sebastian, Mayor

\_\_\_\_\_  
Sara Egan, City Secretary



TO: Mayor and City Council  
FROM: Bill Medina, Director of Community Development  
DATE: April 15, 2024  
ITEM: 12  
DESCRIPTION: Approve and accept the dedication of a 50-foot right-of-way easement in land consisting of 0.554+/- acres along Farmers Road at and near Sierra Drive and Dakota Lane.

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### **INTRODUCTION**

The proposed right of way dedication would allow for the construction of Edmonds Ranch to proceed.

### **BACKGROUND**

The proposed right of way dedication allows for the City to receive an additional 50' wide right of way along Farmers Road. This right of way dedication will facilitate the construction of roadway improvements to serve the new development, Edmonds Ranch.

### **FINANCIAL IMPACT**

The amount for the proposed right of way is \$10.00.

### **RECOMMENDATION**

Staff recommends approval of the proposed right of way dedication.

### **ATTACHMENTS**

1. Right of Way dedication documents

**AFTER RECORDING RETURN**

**TO: City of Seagoville  
Attn: City Secretary  
702 N. Hwy. 175.  
Seagoville, Texas 75159**

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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**CITY OF SEAGOVILLE  
PERMANENT RIGHT OF WAY**

**STATE OF TEXAS           §  
  §           **KNOW ALL MEN BY THESE PRESENTS**  
COUNTY OF DALLAS     §**

THAT, \_\_\_\_\_, known herein as GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the **City of Seagoville, Texas**, a municipal corporation of Dallas County, Texas, receipt of which is hereby acknowledged, does hereby grant, bargain, and convey to said **City of Seagoville, Texas** (GRANTEE), its successors and assigns, a permanent surface, above ground and subsurface **fifty (50) foot right-of-way** with the right to construct, reconstruct and perpetually maintain a public street, drainage facilities, and above ground or subsurface utilities, together with all necessary appurtenances thereto, and with the right and privilege at any and all times, to construct and maintain improvements to said permanent right-of-way, or any part thereof, as is necessary to the proper use of any other right granted herein, and for the purpose of constructing, reconstructing and maintaining said public street and/or drainage facilities and/or utilities, and for making connections therewith, in, upon and across said permanent right-of-way (the "Right-of-Way"), said permanent right-of-way property being described and depicted in Exhibits "A" and "B", respectively, attached hereto and made a part hereof for all purposes (the "Right-of-Way Property").

That GRANTOR will remove from the Right-of-Way Property such fences, buildings and other obstructions, if any, as may be found upon said Right-of-Way Property. After any construction of public streets, drainage facilities and/or utilities on the Right-of-Way Property have been completed, GRANTEE shall, except for removed obstructions, return the surface area of the Right-of-Way Property to its original condition as nearly as practical taking into consideration the nature of the work being performed.

GRANTEE shall have the right to install future improvements within the Right-of Way and to reconstruct, remove, replace, or repair any GRANTEE improvements.

GRANTEE shall have the right of ingress, egress, entry, and access in, to, through, on, over, under, and across the Right-of-Way Property and where same intersect any public road or public right-of-way or other easement to which Grantee has the right to access and along any roads designated by GRANTOR and any roads or routes as needed during an emergency, for any and all purposes necessary and/or incident to the exercise by the GRANTEE of the rights granted to it by this Agreement. GRANTEE shall promptly repair any damage to GRANTOR's roads caused by GRANTEE in the exercise of any rights granted in as good a condition as existed prior to use by GRANTEE.

The consideration paid by GRANTEE includes (i) any monetary damages arising from the construction and installation of each improvement to be installed in, on, or under the Right-of-Way and (ii) any monetary damages arising from the repair, maintenance, inspection, replacement, operation, or removal of each improvement to be installed in, on, or under the Right-of-Way.

**TO HAVE AND TO HOLD** unto the **City of Seagoville, Texas**, its successors or assigns for the purposes aforesaid, the premises above described.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

\_\_\_\_\_

GRANTOR

**STATE OF TEXAS** §  
**COUNTY OF DALLAS** §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ who on his/her oath stated that s/he is the \_\_\_\_\_ of \_\_\_\_\_, the Grantor, and that s/he has signed this Right-of-Way for and on behalf of \_\_\_\_\_ as its legal and valid act and deed after first having been duly authorized so to do. .

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:

\_\_\_\_\_

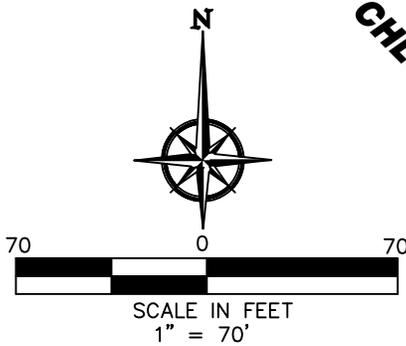
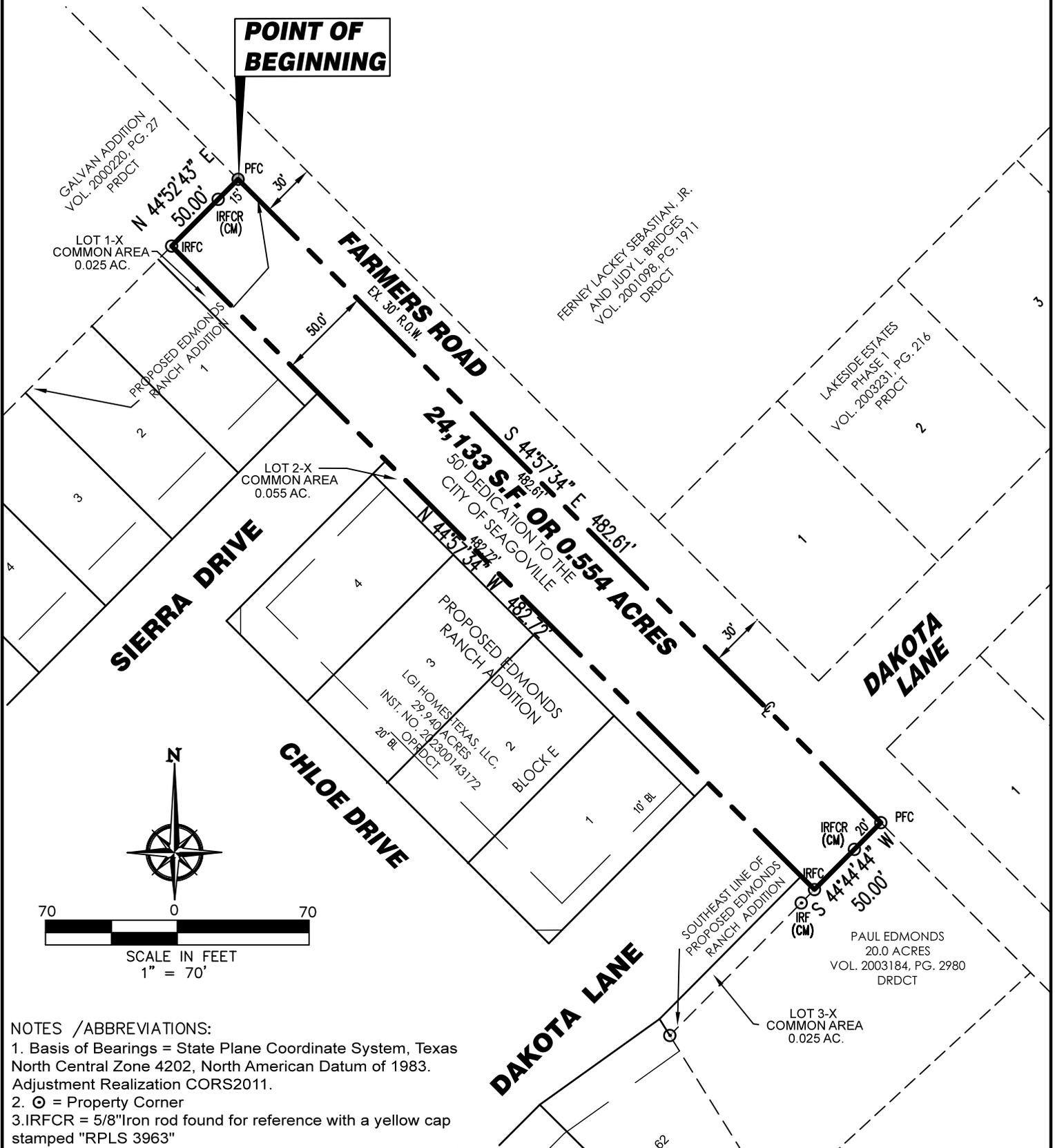
\_\_\_\_\_  
Type / Print Name of Notary

**EXHIBIT A**  
**Survey of Right-of-Way Property**  
[to be attached]

**EXHIBIT B**  
**Legal Description of Right of Way Property**  
[to be attached]

4868-9546-6658, v. 1

**50' R.O.W. DEDICATION**  
 Being part of a 29.940 acre tract  
 of J.D. Merchant Survey, A-850  
 City of Seagoville, Dallas County, Texas



**NOTES / ABBREVIATIONS:**

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization CORS2011.
2.  $\odot$  = Property Corner
3. IRFCR = 5/8" Iron rod found for reference with a yellow cap stamped "RPLS 3963"
4. PFC = Point for corner (no iron rod found or set).
5. (CM) = Controlling Monument.
6. IRFC = 5/8" Iron rod found for corner with a yellow cap stamped "RPLS 3963".
7. DRDCT = Deed Records, Dallas County, Texas
8. PRDCT = Plat Records, Dallas County, Texas
9. OPRDCT = Official Public Records Dallas County, Texas

<b>R.C. MYERS SURVEYING, LLC</b>		<b>OFFICE 214-532-0636</b>		
488 ARROYO COURT		<b>FAX 972-412-4875</b>		
SUNNYVALE, TEXAS, 75182		<b>rcmsurveying@gmail.com</b>		
DRAWN BY	SCALE	DATE	SHEET #	JOB#
DLP	1" = 70'	01-17-24	1 OF 2	487 R.O.W.

**50' R.O.W. DEDICATION**  
Being part of a 29.940 acre tract  
of J.D. Merchant Survey, A-850  
City of Seagoville, Dallas County, Texas

**LEGAL DESCRIPTION**

Being a 0.554 acre tract of land situated in the John D. Merchant Survey, Abstract No. 850, Dallas County, Texas and being part of a 29.940 acre tract described in a Special Warranty Deed to LGI HOMES - TEXAS, LLC, recorded as Instrument number 202300143172, of the Official Public Records of Dallas Texas, (OPRDCT), and this tract being more particularly described as follows:

BEGINNING at a point for corner near the center of Farmers Road (a variable width right-of-way) at the most northern corner of said 29.940 acre tract, common to the most eastern corner of the Galvan Addition, an addition to the City of Seagoville, recorded in Volume 2000220, Page 27 of the Plat Records of Dallas County Texas,(PRDCT), from which a 5/8" iron rode with a yellow cap, stamped "RPLS 3963", found for reference bears S 44 degrees 52 minutes 43 seconds W, a distance of 15.00 feet;

THENCE S 44 degrees 57 minutes 34 seconds E, along and near the center of said Farmers Road and with a northeast line of said 29.940 acre tract, a distance of 482.61 feet, to a point for corner at an upper eastern corner of Proposed Edmonds Ranch Addition, from which a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", found for reference bears S 44 degrees 44 minutes 44 seconds W, a distance of 20.00 feet;

THENCE S 44 degrees 44 minutes 44 seconds W, along an upper southeast line of said addition, a distance of 50.00 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" found for corner;

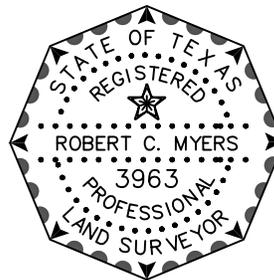
THENCE N 44 degrees 57 minutes 34 seconds W, traversing through said 29.940 acre tract, a distance of 482.72 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" found for corner in the northwest line of said 29.940 acre tract and southeast line of said Galvan Addition;

THENCE N 44 degrees 52 minutes 43 seconds E, along the northwest line of said 29.940 acre tract, common to the southeast line of said Galvan Addition, a distance of 50.00 feet, to the POINT OF BEGINNING and containing 24,133 square feet, or 0.554 acres of land.



ROBERT C. MYERS

R.P.L.S. NO. 3963



**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TEXAS, 75182

OFFICE 214-532-0636  
FAX 972-412-4875  
rcmsurveying@gmail.com

DRAWN BY	SCALE	DATE	SHEET#	JOB#
DLP	1" = 70'	01-17-24	2 OF 2	487 R.O.W.



TO: Mayor and City Council

FROM: Bill Medina, Director of Community Development

DATE: April 15, 2024

ITEM: 13

DESCRIPTION: Conduct a public hearing and consider an Ordinance amending the Comprehensive Zoning Ordinance, plan and map of the City of Seagoville, as heretofore amended, to amend Ordinance No. 35-2021, to amend the mixed use planned development on 591.778 +/- acres of land generally located at US Highway 175 And Farm-to-Market Road 1389 located partly in Dallas County and in Kaufman County, to amend certain development and use standards and to supplement and clarify exhibits; 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.

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## **INTRODUCTION**

Consider approving an amendment to the Santorini Planned Development Zoning District (PD).

## **BACKGROUND**

The subject property is located within Seagoville City limits between both Kaufman County and Dallas Counties, near the intersection of U.S. 175 and F.M. 1389. The proposed planned development (PD) amendment includes various grammatical and textual cleanups as well as several development regulation components. Below is a highlight of the proposed amendments:

- A temporary batch plant would be permitted within the development to accommodate the various phases of construction. A Special Use Permit is currently active on site for the phase under construction.
- The allowance of 20% of parking stalls to be 9'x18' for the multifamily and nonresidential sections.
- Update to fire lane requirements: All building points shall be within 150' of a dedicated fire lane or fire department connection.
- Increased maximum height of water slides from 40' to 60'.
- Updated building elevation and architectural styles.
- Updated sign/monument designs and standards to allow for larger entry way features.

## **FINANCIAL IMPACT**

N/A

## **RECOMMENDATION**

Staff recommends approval of the request



## **ATTACHMENTS**

1. Application
2. Proposed Ordinance
3. Concept plans and elevation
4. Surveys of the subject property



# 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: Sanctum

Physical Location of Property: 175 + Fm 1389

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

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

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

Acreage: \_\_\_\_\_ Existing Zoning: PD Requested Zoning: Amended PD

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

Applicant / Owner's Name: Seagoville Laguna Azura LLC Applicant or Owner? (circle one)

Contact Person: Steve Magaliskian Title: VP Inv AC + Dev

Company Name: Magaliskian

Street/Mailing Address: 2102 Cedar Springs City: Dallas State: TX Zip: 75001

Phone: (972) 922-3092 Fax: ( ) Email Address: \_\_\_\_\_

Engineer / Representative's Name: Quiddity

Contact Person: Hue Hart Title: \_\_\_\_\_

Company Name: Quiddity

Street/Mailing Address: 2805 Oak Park #600 City: Plano State: TX Zip: 75093

Phone: (972) 265-4094 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.)

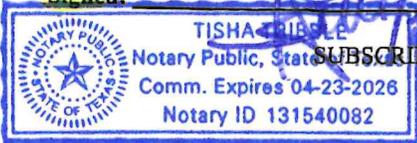
**All applications must be COMPLETE before they will be scheduled for P&Z agenda.** It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists 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: Co President Date: 4-2-24



[seal]

SUBSCRIBED AND SWORN TO before me, this the 2 day of April, 2024

Notary Public in and for the State of Texas: \_\_\_\_\_

My Commission Expires On: 4-23-26

**Office Use Only:** Date Rec'd: \_\_\_\_\_ Fees Paid: \$ \_\_\_\_\_ Check #: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Zoning Case # \_\_\_\_\_ Accepted By: \_\_\_\_\_ Official Submittal Date: \_\_\_\_\_

**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, PLAN AND MAP OF THE CITY OF SEAGOVILLE, AS HERETOFORE AMENDED, TO AMEND ORDINANCE NO. 35-2021, ADOPTED ON OR ABOUT DECEMBER 20, 2021, TO AMEND THE MIXED USE PLANNED DEVELOPMENT ON 591.778 +/- ACRES OF LAND GENERALLY LOCATED AT US HIGHWAY 175 AND FARM-TO-MARKET ROAD 1389 LOCATED PARTLY IN DALLAS COUNTY, TEXAS, AND IN KAUFMAN COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," TO AMEND CERTAIN DEVELOPMENT AND USE STANDARDS REVISING CERTAIN SIDEWALK, PARKING AND FIRE LANE REQUIREMENTS, AUTHORIZING A TEMPORARY CONCRETE BATCH MIXING FACILITY, AND REVISING CERTAIN ENTRYWAY GATE AND SIGNAGE REQUIREMENTS, AND TO SUPPLEMENT AND CLARIFY EXHIBITS; 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 Council of the City of Seagoville, Texas, on or about December 20, 2021, adopted Ordinance No. 35-2021, approving planned development zoning and adopting development standards for a 591.778 +/- acre tract of property generally located at US Highway 175 and Farm-to-Market Route 1389, more particularly described in Exhibit "A," attached hereto and incorporated herein (hereinafter, the "Property"); and

**WHEREAS**, the owner and developer the Property has made application to revise certain development standards adopted by Ordinance No. 35-2021, which revisions are herein deemed appropriate and are approved; and

**WHEREAS**, the Planning and Zoning Commission of the City of Seagoville, Texas, and the City Council of the City of Glenn Heights, 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 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, Plan and Map should be amended as provided for hereinafter.

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

**SECTION 1.** Ordinance No, 35-2021, adopted by the City Council of the City of Seagoville,

Texas, be and is hereby amended such that the Development Standards set forth in the Planned Development zoning adopted by said Ordinance be and are hereby amended and revised to read as follows:

**Development and Use Standards.**

- A. **Concept Plan.** The Property shall be developed and used in accordance with the City of Seagoville Code of Ordinances, Zoning Ordinance, Subdivision Ordinance and/or Regulations Landscaping Requirements, and Construction Standards and the Concept Plan attached hereto and incorporated herein by this reference as Exhibit "B".
- B. **Open Space Requirement.** The open spaces as shown on the Concept Plans, Exhibits "B" and "D", shall be shared with all uses within the planned development. This open space shall fulfill the open space requirements for all uses within the planned development
- C. **Landscaping Requirements.** The Property shall be developed with landscaping in compliance with the City's Landscaping Requirements, as modified by the following:
1. All areas other than sand beaches, water surface area, patios, sidewalks, and other impervious flatwork shall be completely planted with sod;
  2. Main thoroughfares (i.e., collector roads) throughout the Property and the entryway to the Commercial District shall be heavily landscaped with a minimum of twice the number of trees and shrubs required by the City's Landscaping Requirements;
  3. An automatic irrigation system shall be installed along the length of all main thoroughfares throughout the Property and in all green spaces on the Property to irrigate all landscaping; and
  4. The location and design of landscape and open space shall be submitted for approval with the final site plan and preliminary plat.
- D. **Lighting.** The developer shall provide decorative street lighting throughout the Property, specifically from Oncor's street lighting package, as offered to developer in their installation package.
- E. **Sidewalks.** All sidewalks and barrier free ramps within the Property shall be a minimum of four feet (4') wide or five feet (5') wide along collector roads and shall be built in accordance with City standards, unless adjacent to a Hike and Bike Trail where a sidewalk will not be required. Barrier free ramps shall be located at all street intersections and. Sidewalks shall be constructed by developer concurrently with street construction, with the exception of sidewalks in the Commercial District, which will be constructed concurrently with the construction of the Laguna facilities. The developer shall construct all sidewalks that front a common area or lots owned by the HOA. Sidewalks fronting or siding a residential lot shall be constructed by the home builder concurrent with home construction.

F. Screening. The location and design of screening shall be submitted for approval with the final site plan and preliminary plat. Construction plans for screening fence/wall will be included as a part of the public works final civil engineering plans prior to final plat approval for each phase. Screening shall meet or exceed the requirements shown on the Landscape and Screening Layout, attached hereto and incorporated herein by this reference as Exhibit "J".

G. **Additional Permitted Uses.**

1. Sales and Leasing Offices shall be allowed during the development and marketing of the Property. Sales and Leasing Offices shall be removed when 100% of the single-family lots have been sold. Sales and Leasing Offices will be permanent in the Commercial and Multi-Family Districts as defined herein.
2. Temporary buildings such as construction trailers shall be allowed during construction.
3. A batch plant for the mixing of concrete shall be allowed at the location described in the attached Exhibit "K." The location for the siting of the Batch Plant may be moved to accommodate the development of additional subdivisions within the Property as long as access to the Batch Plant is from Santorini Boulevard. Such Batch Plant shall be allowed as long as construction is on-going within the Property and shall be removed upon completion of each phase of development when all the streets within the Property have been constructed.

H. **Single Family District Regulations.** The area of the Property identified on the Concept Plan as IA, IB, II, IIIA, IIIB, IV, V, and VI (collectively, the "SF District") shall be developed and used in accordance with the regulations of the Zoning Ordinance applicable to the use and development of property located within a Single Family Residential (R-5) Zoning District, modified as follows:

1. **Lot and Dwelling Development Standards:**

Maximum No. of Total Dwelling Units	1941
Max. No. of Dwelling Units Phase I	398
Max. No. of Dwelling Units Phase II	329
Max. No. of Dwelling Units Phase III	349
Max No. of Dwelling Units Phase IV	288
Max No. of Dwelling Units Phase V	369
Max No. of Dwelling Units Phase VI	208
Minimum Dwelling Size	1600 SF air-conditioned for 20% of lots; 1700 SF air conditioned for 80% of lots
Maximum Lot Coverage	50%
Maximum Height	Two and one-half stories or 36 feet

2. **Minimum Lot Sizes and Areas.** At least forty percent (40%) of lots shall be 50-foot lots and all remaining lots shall be 40-foot lots or larger. At least sixty percent (60%)

of the 50-foot lots shall have a minimum lot area of 6,000 square feet and all remaining 50-foot lots shall have a minimum lot area of 5,750 square feet. At least sixty percent (60%) of the 40-foot lots shall have a minimum lot area of 4,800 square feet and all remaining 40-foot lots shall have a minimum lot area of 4,600 square feet.

3. **Minimum Lot Width.** 40-foot lots shall be a minimum of 40 feet in width measured at the front building setback. 50-foot lots shall be a minimum of 50 feet in width measured at the front building setback. Minimum lot widths for all lots measured at the right-of-way on cul-de-sacs, knuckles, eye-brows and curves shall be a minimum of 35 feet in width.
4. **Minimum Lot Depth.** Minimum lot depth for 40-foot wide lots with a minimum lot area of 4,600 square feet, and minimum lot depth for 50-foot wide lots with a minimum lot area of 5,750 square feet, shall be 115 feet. Minimum lot depth for 40-foot lots having a minimum lot area of 4,800 square feet, and minimum lot depth for 50-foot lots having a minimum lot area of 6,000 square feet, shall be 120 feet. Minimum lot depth for lots measured at the right-of-way at cul-de-sacs, knuckles, eyebrows and curves shall be 105 feet.
5. **Minimum Front Yard.** Minimum front yard requirement for all lots shall be 20 feet.
6. **Minimum Garage Door Face Setback.** Minimum garage door face setback for all lots shall be 20 feet.
7. **Minimum Side Yard Setback.** Minimum side yard setback for all lots shall be five feet (5') feet for interior side yards and ten feet (10') feet for corner lots on the street side only.
8. **Roof Pitch.** Roof pitch of all homes shall be 6:12 minimum, except over stoops or porches, where a 4:12 minimum is allowed.
9. **Masonry.** Eighty percent (80%) masonry on all structures below the ceiling plate; above the ceiling plate all sides that have siding to be cementitious.
10. **Unique Architectural Features.** The front facade of every house shall incorporate at least three (3) of the following into its design and construction:
  - a) Distinctive window patterns;
  - b) Balconies, bays, box-outs, faux balconies, window overhangs, or secondary roof eaves with exaggerated projections and decorative supporting rafter beams;
  - c) Changes of color, texture, or material, either diagonally, horizontally or vertically, aesthetically proportional to the facade;
  - d) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, aesthetically proportional to the facade; and
  - e) Changes in roofline, such as variations in roof pitch, overhangs, projections, exaggerated cornices, dormers, and extended eaves.

11. **Anti-Monotony.** Minimum of nine (9) elevation options. Same elevation must have three (3) different elevations between them, on the same side of the street. Same elevation cannot be directly across the street;
12. **HOA Responsibility.** Homeowners' Association ("HOA") will be responsible for installation and maintenance of landscaping and general maintenance for all open spaces, green spaces, common areas, detention ponds, retention ponds, raised medians, screening walls, trails, lawns, landscaped entrances to SF District(s), rights-of-way and any other common improvements or appurtenances;
13. **Garages and Garage Doors.** Garage doors facing street must be painted ornate metal, printed composite or wood. Garages can only release into residential streets and not into collector roads, unless slip roads are utilized or unless shown on the approved Concept Plan, Exhibit "B";
14. **Bonds.** Developer to provide two (2) year maintenance bonds on water, sewer, drainage and roadway infrastructure, commencing on date of City acceptance;
15. **Sidewalks.** Residential sidewalks four feet (4') wide along both sides of all residential streets;
16. **Street Lighting.** The developer shall provide decorative street lighting, specifically from Oncor's street package.
17. **Hike and Bike Trails.** Concrete hike and bike trails shall be designed and constructed to be:
  - a) Six feet (6') wide along both sides of all major collector streets and
  - b) Four feet (4') wide along both sides of all residential streets;
18. **Screening.** Eighty percent (80%) masonry screening fences (rock, stone or brick) surrounding each of the eight (8) areas designated on the Concept Plan, Exhibit "B" hereto as IA, IB, II, IIIA, IIIB, IV, V, and VI;

## **I. Multi-Family District Regulations**

The area of the Property identified on the Concept Plan as "Multi-Family" and any portion of the area identified on the Concept Plan as "Lagoon, Multi-Family, Commercial" upon which multi-family housing is to be constructed (collectively, the "MF District") shall be developed and used in accordance with the regulations of the Zoning Ordinance applicable to the use and development of property located within the Apartment (A) Zoning District, modified as follows:

1. **Lot and Dwelling Development Standards.**

Maximum No. of Dwelling Units	1200
Minimum Lot Area	For 5-story: 450 SF/unit For 3-story: 800 SF/unit
Maximum Lot Density	For 5-story: 100 units/acre For 3-story: 48 units/acre
Minimum Unit Size	500 Square Feet-Efficiency 600 Square Feet - 1 Bedroom 875 Square Feet- 2 Bedroom or more for the first two bedrooms plus an additional 125 square feet for every bedroom over two
Maximum Lot Coverage	85% for main building slab
Maximum Height	Not to exceed 85 feet for five stories and 50 feet for three stories

2. **Elevations.** The buildings constructed in the MF District shall be designed and constructed to appear substantially as shown on the elevations attached hereto and incorporated herein by this reference as Exhibit "C" (the "MF Elevations") subject to the following:
  - a) All roof mounted mechanical equipment must be screened from public view;
  - b) All non-front facade walls shall demonstrate architectural elements to avoid the appearance of a blank wall as shown and depicted in the Elevations.
  
3. **Parking Requirements.** Minimum 1.35 parking spaces required per dwelling unit. Compact car parking is permitted for up to ten (10%) percent of required spaces, and 20% of parking stalls may be nine feet (9') by eighteen feet (18'). No enclosed parking shall be required. A maximum of five (5) bicycle racks shall be required to be installed.
  
4. **Refuse Facilities.** No requirements apply if valet or trash pick-up is provided. If valet or trash pick-up is not provided, the refuse facility shall be located no more than five hundred feet (500') from the building entrance measured along the designated pedestrian travel path. Refuse Facility Detail and location will be part of the Final Site Plan, if used.
  
5. **Sidewalks.** Sidewalks shall be a minimum of four feet (4') wide.
  
6. **Building/Fire Lane.** All points of building shall be within one hundred and fifty feet (150') of the dedicated fire lane or Fire Department Connection internal to the site and shall meet the City's Fire Code.

**J. Commercial District Regulations**

Any portion of the Property identified on the Concept Plan as "Lagoon, Multi-

Family, Commercial" upon which a lagoon or commercial uses are to be constructed (the "Commercial District"), which shall be a minimum of 18 acres, shall be developed and used in accordance with the regulations of the Zoning Ordinance applicable to the use and development of property located within a Commercial (C) Zoning District, modified as follows:

1. **Maximum Height.** No building constructed in the Commercial District shall have a height exceeding fifty feet (50'); provided, however, architectural features such as curvilinear, domed, or arched formation, tower elements, parapets, articulated public entrance features, and similar features may extend an additional eight feet (8') above the allowed height.
2. **Building/Fire Lane.** All points of building shall be within one hundred and fifty feet (150') of the dedicated fire lane or Fire Department Connection internal to the site and shall meet the City's Fire Code.
3. **Amenities.** The Commercial District shall be constructed with the following amenities in accordance with the Concept Plan attached hereto and incorporated herein by this reference as Exhibit "D":
  - a) The Laguna, which shall consist of:
    - i. 2.3 acre water surface lagoon open to the public;
    - ii. Two (2) sand beaches with collective minimum of 10,000 square feet, a maximum of 5,000 square feet of which may be restricted for members and residents use;
    - iii. Cabanas and beds;
    - iv. Water slide at least thirty feet (30') and up to sixty feet (60') in height;
    - v. Flow Rider, paddle boarding and kayaking consistent with Exhibit "E" attached hereto and incorporated herein by this reference;
    - vi. Splash Park with kiddie slide consistent with Exhibit "F", attached hereto and incorporated herein by this reference; and
    - vii. One (1) swim-up bar consistent with Exhibit "G", attached hereto and incorporated herein by this reference.
  - b) Recreational Area, which shall consist of:
    - i. Minimum 50,000 square feet, air-conditioned recreational building, open to the public, with the ability to hold outdoor concerts, consistent with Exhibit "L", attached hereto and incorporated herein by this reference;
    - ii. Two (2) restaurants with a combined seating area of 4,000 square feet and sharing a single kitchen;
    - iii. One (1) sixteen-lane bowling alley, open to the public;
    - iv. Minimum of two (2) party rooms; available for rental by the public;
    - v. An arcade/teen center, open to the public;
    - vi. Fitness center which may be restricted to HOA members only;
    - vii. Senior activity programming and other activity programming;

- viii. Public restrooms;
- ix. Locker room, available to the public;
- x. Adult area with pool table and/or shuffleboard, available to the public;
- xi. Indoor kids' playground, available to the public,
- xii. Event lawn of natural or synthetic grass/turf or a combination thereof;
- xiii. Dog park;
- xiv. Outdoor playground, available to the public;
- xv. Outdoor stage/entertainment area;
- xvi. One (1) bocce ball court;
- xvii. Golf cart parking; and
- xviii. Entryway with vehicular roundabout circling a heavily landscaped water fountain as depicted on Commercial District Concept Plan, Exhibit "D" hereto.

4. **Signage.**

- a) The following may be installed on the Property:
  - i. Two (2) billboards sized not to exceed 16 feet x 20 feet, depicting the material similar in nature to that shown in Exhibit "H" attached hereto and incorporated herein by this reference;
  - ii. One (1) flagpole of up to 150 feet; and
  - iii. One (1) LED sign included at front entrance of the general type and size shown on Exhibit "I" hereto, with the sign face not to exceed 30 feet in width and 50 feet in height.
- b) Sign/Monument design. The design of a sign or monument shall complement the architectural design of the nonresidential building and shall be similar to the attached Exhibit "I." The Developer may include a "Gate" similar in design to Exhibit "I." Permitted materials include concrete, stone, tile, metal, brick, split face cement masonry units, or similar materials.
- c) The design and placement shall follow the City of Seagoville's ordinances, except as set forth in this Agreement and attached exhibits.
- d) Any signs that are illuminated by artificial light or that project an electronic message through a changeable copy sign that is within 500 feet of a residence, school, park, playground, or scenic area shall not be lit between the hours of 10:00 P.M. and 6:00 A.M.

5. **Parking Requirements.** Minimum parking requirements for the Commercial District shall be 325 parking spaces for the Recreational Area and an additional parking requirement for the Laguna, calculated using the following formula: ((Beach size in square feet divided by 15) divided by 2.5) divided by 3 = number of required parking spaces for Commercial Area. For purposes of illustration, the minimum beach area required is 10,000 square feet; if that is what is built, 10,000 divided by 15 = 666.67; dividing that by 2.5 = 266.67 and dividing that by 3 = 88.88; thus an additional 89

parking spaces, in addition to the 325 spaces, would be required under this example. Up to 20% of parking stalls in the Commercial District may be nine feet (9') by eighteen feet (18').

6. **Prohibited Uses.** The following uses are prohibited in the Commercial District:
  - a) Automobile dealers;
  - b) Auto painting, auto upholstery;
  - c) Auto repair garage;
  - d) Bus and truck storage;
  - e) Carbarns;
  - f) Carting, express, hauling or storage;
  - g) Contractor's storage yard;
  - h) Moving and storage company;
  - i) Penal or correctional institutions;
  - j) Rental car business;
  - k) Storage and sales of used auto parts and accessories;
  - l) Storage of trucks and gravel;
  - m) Streetcar barns;
  - n) Taxicab storage and repairs;
  - o) Used car lot; and
  - p) Any use not allowed as a use by right in the LR Local Retail District.
  
7. **Commercial Amusement.** For purposes of this ordinance, "commercial amusement" use, an allowed use in the Commercial Zoning District and under this ordinance, shall include the amenities described herein, including but not limited to the lagoon/laguna, beaches, water slide, Flow Rider, splash park, swim-up bar, arcade, party room, fitness center, playgrounds, and dog park and other Commercial District amenities identified herein.

**SECTION 2.** The Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Seagoville, Texas, as heretofore amended, and as amended herein. The development, use, and occupancy of the Property shall conform to the standards and regulations set forth in all Exhibits attached hereto and referenced in herein, the provisions of Division 15 (secs. 25.02.351 – 25.02.353) and Article 25.02 of Chapter 25 of the Code of Ordinances, City of Seagoville, Texas (the City's Comprehensive Zoning Ordinance), and the Code of Ordinances, City of Seagoville, Texas, as amended. In the event of a conflict or inconsistency between the provisions of this ordinance and the provisions contained in any other provision of the Code of Ordinances, or other codes or ordinances of the City, the provisions of this ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the City's Comprehensive Zoning Ordinance or Code of Ordinances, then the standard or regulation required by the City's Comprehensive Zoning Ordinance or Code of Ordinances shall apply.

**SECTION 3.** All provisions of the ordinances of the City of Seagoville in conflict with the provisions of this ordinance as applicable to the Property be and the same are hereby repealed

and all other provisions of the ordinances of the City of Seagoville not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 5.** 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 hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 6.** 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 Code of Ordinances 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 7.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Seagoville, Texas, this the \_\_ day of \_\_\_\_\_, 2024.

**APPROVED:**

\_\_\_\_\_  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY SECRETARY**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### Tract 2

**BEING** a 81.467-acre tract of land situated in the Peter Stockman Survey No. 57, Abstract No. 445, Kaufman County, Texas; being a portion of that certain tract of land as described in a Special Warranty Deed to Wetlands Management, LP in Volume 2476, Page 377 and further referenced as being a portion of Tract 1 called to contain 1682.50 acres to Caroline Hunt Trust Estate as described in Volume 430, Page 465 of the Deed Records of Kaufman County, Texas; said 81.467 acres being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, North Central Zone, 4202:

**BEGINNING:** at a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found on a Western line of the Second Tract called to contain 2,314.1631 acres in a Special Warranty Deed & Grant & Reservation of Easements to North Texas Municipal Water District in Volume 5314, Page 79 (Instrument No. 2017-0005060) of the Deed Records of Kaufman County, Texas, an Eastern line of the remainder of the said Wetlands Management, LP tract for the Northeastern corner of Tract 1 called to contain 98.758 acres in a General Warranty Deed to Wetland Farm, LLC in Volume 6404, Page 305 of the Deed Records of Kaufman County, Texas, for the Southeastern corner of this herein described tract, from which a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of said Tract 1, a corner of the said 2,314.1631 acre tract, a corner of the remainder of the said Wetlands Management, LP tract bears with a curve to the left having a Delta angle of 1°14'05", a Radius of 1030.00 feet, an Arc length of 22.20 feet with the Chord of the curve South 39°53'23" East a distance of 22.20 feet;

**THENCE:** North 78°13'15" West a distance of 907.33 feet along the Northernmost line of the said Tract 1 – 98.758 acres, a line of the remainder of the said Wetlands Management, LP tract to a 5/8-inch iron rod with cap stamped "Jones|Carter" set for a corner of the said 98.758-acre tract, a corner of the remainder of the said Wetlands Management, LP tract, for a corner of this herein described tract;

**THENCE:** South 32°44'27" West a distance of 17.74 feet continuing along a line of the said Tract 1 – 98.758 acres, a line of the remainder of the said Wetlands Management, LP tract to a 5/8-inch iron rod with cap stamped "Jones|Carter" set on the Northeastern line of Farm to Market Road No. 1389 (90' right-of-way) for a corner of the said 98.758-acre tract, a corner of the remainder of the said Wetlands Management, LP tract, for a corner of this herein described tract;

**THENCE:** North 57°11'22" West a distance of 650.26 feet along a Northeastern line of said Farm to Market Road No. 1389 to a 5/8-inch iron rod with cap stamped "Jones|Carter" set for a corner of the remainder of the said Wetlands Management LP tract in Volume 2476, Page 377, a corner of said Farm to Market Road No. 1389, for a corner of this herein described tract;

**THENCE:** Continuing along a Northeastern line of said Farm to Market Road No. 1389, a curve to the right having a Delta angle of 6°16'00", a Radius of 2819.76 feet, an Arc length of 308.41 feet with the Chord of the curve North 54°03'22" West a distance of 308.25 feet to a 5/8-inch iron rod with cap stamped "Jones|Carter" set for a corner of said Farm to Market Road No. 1389, a corner of the remainder of the said Wetlands Management, LP tract, for a corner of this herein described tract;

**THENCE:** North 50°55'22" West a distance of 452.08 feet continuing along a Northeastern line of said Farm to Market Road No. 1389 to a 5/8-inch iron rod with cap stamped "Jones|Carter" set for a corner of

said Farm to Market Road No. 1389, a corner of the remainder of the said Wetlands Management, LP tract, for a corner of this herein described tract;

**THENCE:** Continuing a Northeastern line of said Farm to Market Road No. 1389, with a curve to the right having a Delta angle of 77°15'00", a Radius of 273.31 feet, an Arc length of 368.50 feet with the Chord of curve North 12°17'52" West a distance of 341.21 feet to a 5/8-inch iron rod with cap stamped "Jones|Carter" set for a corner of said Farm to Market Road No. 1389, a corner of the remainder of the said Wetlands Management, LP tract, for a corner of this herein described tract;

**THENCE:** North 26°19'38" East a distance of 737.75 feet along the Southeastern line of said Farm to Market Road No. 1389 to a 5/8 inch iron rod with cap stamped "Jones|Carter" set for a corner of this herein described tract, on an occupational Southern fence line reported to be in the same location for 57 years for the Victor W. York tract not conforming to the called 3.343 acres as described in Volume 3492, Page 270 of the Deed Records of Kaufman County, Texas, from which a fence corner found bears South 77°52'30" West a distance of 2.46 feet;

**THENCE:** Along the said Occupational fence line as follows:

North 77°52'30" East a distance of 232.35 feet to a fence corner found;  
North 71°57'40" East a distance of 434.71 feet to a fence corner found;  
North 27°46'11" East a distance of 279.47 feet to a fence corner found;  
North 18°35'36" West a distance of 141.50 feet to a fence corner found;

**THENCE:** South 83°26'09" West a distance of 476.17 feet continuing with the said occupational fence line to a 5/8-inch iron rod with cap stamped "Jones|Carter" set on the Southeastern line of said Farm to Market Road No. 1389, for a corner of this herein described tract;

**THENCE:** North 26°19'38" East a distance of 1099.75 feet continuing along the Southeastern line of said Farm to Market Road No. 1389 to a 5/8-inch iron rod with cap stamped "Jones|Carter" for a corner of said Farm to Market Road No. 1389, for a corner of this herein described tract;

**THENCE:** North 26°17'38" East a distance of 279.44 feet continuing along the Southeastern line of said Farm to Market Road No. 1389 to a 5/8-inch iron rod with cap stamped "Jones|Carter" for a corner of said Farm to Market Road No. 1389, for a corner of this herein described tract;

**THENCE:** Continuing along the Southeastern line of said Farm to Market Road No. 1389, with a curve to the left having a Delta angle of 2°04'27", a Radius of 2909.79 feet, an Arc length of 105.34 feet with the Chord of curve North 25°15'25" East a distance of 105.33 feet to a 5/8 inch iron rod with cap stamped "Jones|Carter" set for the Southern corner of Tract 2 called to contain 3.1682 acres to The Board of Regents of the University of Texas as described in Volume 3824, Page 100 of the Deed Records of Kaufman County, Texas, from which a 1/2 inch iron rod found for a corner of said Farm to Market Road No. 1389, a corner of the said 3.1682 acre tract bears with a curve to the left having a Delta angle of 3°55'33", a Radius of 2909.79 feet, and Arc length of 199.37 feet with the Chord of the curve North 22°15'25" East a distance of 199.33 feet;

**THENCE:** North 44°40'21" East a distance of 796.06 feet along the Southeastern line of the said 3.1682 acre tract, a line of the remainder of the said Wetlands Management LP tract to a calculated point in water for the Northeastern corner of the said 3.1682 acre tract, on a line of the said Second Tract called to

contain 2,314.1631 acres of land to North Texas Municipal Water District as described in a Special Warranty Deed & Grant & Reservation of Easements in Volume 5314, Page 79 (Instrument No. 2017-0008060) of the Deed Records of Kaufman County, Texas, for the Northernmost corner of this herein described tract, from which a 1/2 inch iron rod with yellow plastic cap found on the Southeastern line of said Farm to Market Road No. 1389 for the Northwestern corner of the said 3.1682 acre tract, the Southwestern corner of Tract 1 called to contain 6.8279 acres as described in said Volume 3824, Page 100 bears North 45°36'53" West at 39.69 feet pass a found 5/8 inch iron rod disturbed a distance in all of 352.46 feet;

**THENCE:** South 45°36'53" East a distance of 41.65 feet along a line of the said 2,314.1631-acre tract to a calculated point in water for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

**THENCE:** South 23°42'59" West a distance of 257.26 feet continuing along a Western line of the said 2,314.1631-acre tract to a calculated point in water for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

**THENCE:** Continuing along a Western line of the said 2,314.1631-acre tract with a curve to the left having a Delta angle of 9°53'44", a Radius of 1030.00 feet, an Arc length of 177.89 feet with the Chord of the curve South 18°46'07" West a distance of 177.67 feet to a calculated point in water for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

**THENCE:** South 13°49'16" West a distance of 355.17 feet continuing along a Western line of the said 2,314.1631-acre tract to a calculated point in water for a corner of the said 2,314.1631 acres, for a corner of this herein described tract;

**THENCE:** Continuing along a Western line of the said 2,314.1631-acre tract with a curve to the right having a Delta angle of 14°17'42", a Radius of 870.00 feet, an Arc length of 217.06 feet with the Chord of the curve South 20°58'07" West a distance of 216.50 feet to a calculated point in water for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

**THENCE:** South 28°06'57" West a distance of 87.52 feet continuing along a Western line of the said 2,314.1631-acre tract to a calculated point in water for a corner of the said 2,314.1631 acres, for a corner of this herein described tract;

**THENCE:** Continuing along a Western line of the said 2,314.1631-acre tract with a curve to the left having a Delta angle of 32°58'40", a Radius of 930.00 feet, an Arc length of 535.28 feet with the Chord of the curve South 11°37'38" West a distance of 527.92 feet to a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

**THENCE:** South 04°51'42" East a distance of 836.37 feet continuing along a Western line of the said 2,314.1631-acre tract to a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

**THENCE:** Continuing along a Western line of the said 2,314.1631-acre tract with a curve to the left having a Delta angle of 10°35'04", a Radius of 1230.00 feet, an Arc length of 227.22 feet with the Chord of the curve South 10°08'46" East a distance of 226.90 feet to a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

**THENCE:** South 15°26'17" East a distance of 968.76 feet continuing along a Western line of the said 2,314.1631-acre tract to a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

**THENCE:** Continuing along a Western line of the said 2,314.1631-acre tract with a curve to the left having a Delta angle of 7°52'27", a Radius of 530.00 feet, an Arc length of 72.84 feet with the Chord of the curve South 19°26'03" East a distance of 72.78 feet to a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

**THENCE:** South 23°17'20" East a distance of 559.34 feet continuing along a Western line of the said 2,314.1631-acre tract to a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

**THENCE:** Continuing along a Western line of the said 2,314.1631 acre tract with a curve to the left having a Delta angle of 15°56'15", a Radius of 1030.00 feet, an Arc length of 286.51 feet with the Chord of the curve South 31°18'12" East a distance of 285.58 feet to the **POINT OF BEGINNING** and containing 81.467-acres of land.

**FIELD NOTES**  
**NORTH TRACT NO. 1**

**BEING** a 333.291 acre tract of land situated in the John D. Merchant Survey, Abstract No. 850, John D. Merchant Survey, Abstract No. 310 and the P. Stockman Survey, Abstract No. 445, Kaufman County Texas, being all of Tract One, described in deed to MCM Kaufman Land Partners L.P., recorded in Volume 2195, Page 199, Deed Records Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

**BEGINNING** at a point for the west corner of said Tract One in the northerly right of way-line of Kaufman Street and the southeast corner of a called 13.988 acre tract described in deed to Ricky B. and Nova M. Kirby, recorded in Volume 2002083, Page 3372, Deed Records Dallas County, Texas (D.R.D.C.T.), from which a 1" iron pipe found bears North 45 Degrees 40 Minutes 43 Seconds East, a distance of 1.50 feet;

**THENCE** North 45 Degrees 40 Minutes 43 Seconds East, departing the right-of-way of said Kaufman Street along the common line between said Tract One and said 13.988 acre tract, a distance of 1632.87 feet to a 3/8" iron rod found for the northwest corner of said 383.295 acre tract, and being located in the southerly line of a called 2.985 acre tract of land described in deed to Luis E. Marquez and Maria Carolina Gramillo, recorded in Doc. No. 201100319866, Official Public records Dallas County, Texas, (O.P.R.D.C.T.);

**THENCE** North 00 Degrees 04 Minutes 58 Seconds East, along the east line of said 9.985 acre tract and the west line of said Tract One, a distance of 1101.02 feet to a 5/8" iron rod with cap stamped "Jones Carter" set;

**THENCE** North 00 Degrees 09 Minutes 18 Seconds West, along the west line of said Tract One, at a distance of 1191.15 feet passing a 3/8" iron rod found for the northeast corner a called 2.980 acre tract of land described in deed to Jerry Lane and Lanell Cheek, recorded in Volume 84160, Page 3578, D.R.D.C.T., and continuing for a total distance of 1992.69 feet to point in the centerline of East Bluff Drive;

**THENCE** North 45 Degrees 41 Minutes 45 Seconds East, along the centerline of East Bluff Drive, a distance of 390.76 feet to a point for corner in the southerly right-of-way line of U. S. Highway No 175;

**THENCE** along the northerly line of said Tract One and the southerly right-of-way line of U. S. Highway No 175, the following courses:

North 71 Degrees 02 Minutes 57 Seconds East, a distance of 50.80 feet to a concrete monument found for corner;

North 76 Degrees 03 Minutes 46 Seconds East, a distance of 89.06 feet to a concrete monument found for corner;

South 80 Degrees 43 Minutes 50 Seconds East, a distance of 234.89 feet to a concrete monument found for corner;

South 76 Degrees 05 Minutes 02 Seconds East, a distance of 920.20 feet to a concrete monument found for corner;

South 79 Degrees 04 Minutes 13 Seconds East, a distance of 800.72 feet to a concrete monument found for corner;

South 82 Degrees 04 Minutes 48 Seconds East, a distance of 399.84 feet to 1/2" iron rod found for a northeast corner of said Tract One and the northwest corner of a called 6.0062 acre tract, described in deed to The Rock Church, Inc., recorded in Volume 725, Page 486, D.R.K.C.T.;

**THENCE** South 44 Degrees 20 Minutes 26 Seconds West, departing the southerly right-of-way line of U. S. Highway No 175, along the west line of said 6.0062 acre tract, a distance of 547.56 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

**THENCE** South 45 Degrees 33 Minutes 45 Seconds East, along the south line of said 6.0062 acre tract and the north line of said Tract One, a distance of 1492.92 feet 3/8" iron rod found for the southeast corner of a called 1.61 acre tract, described in deed to Kenneth Michael and Starr Hopkins, recorded in Volume 2242, Page 42, D.R.K.C.T., and the westerly right-of-way line of F.M. Road No 1389;

**THENCE** South 20 Degrees 15 Minutes 38 Seconds West, along the westerly right-of-way line of F.M. Road No 1389, and the southeasterly line of said Tract One, a distance of 1928.31 feet to a 1/2" iron rod with cap Stamped "RPLS #5244" found at the beginning of a tangent curve to the right;

**THENCE** Southwesterly, along said tangent curve to the right having a central angle of 06 Degrees 00 Minutes 10 Seconds, a radius of 2814.61 feet, an arc distance of 294.88 feet and a chord bearing and distance of South 23 Degrees 29 Minutes 08 Seconds West, 294.74 feet to a 1/2" iron rod with cap Stamped "RPLS #5244" found for corner;

**THENCE** South 26 Degrees 35 Minutes 34 Seconds West, along the westerly right-of-way line of F.M. Road No 1389, and the southeasterly line of said Tract One, a distance of 167.95 feet to a 3/8" iron rod found for corner;

**THENCE** South 44 Degrees 41 Minutes 05 Seconds West, departing the westerly right-of-way line of F.M. Road No 1389, along the southeasterly line of said Tract One and the

northwesterly line of a tract of land described in deed to Wetlands Management, LP, recorded in Volume 2476, Page 377, D.R.K.C.T., a distance of 563.18 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the southeast corner of a called 9.017 acre tract, described in deed to Texas Power & Light Company, recorded in Volume 470, Page 340, D.R.K.C.T.;

**THENCE** North 00 Degrees 30 Minutes 57 Seconds West, along the common line between said Tract One and said 9.017 acre tract a distance of 81.76 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

**THENCE** North 14 Degrees 09 Minutes 54 Seconds West, passing a point for the northeast corner of said 9.017 acre tract, said point also being the southeast corner of a called 11.304 acre tract, described in deed to Texas Power & Light Company, recorded in Volume 470, Page 342, D.R.K.C.T., at a distance of 1145.15 feet, continuing on for a total distance of 3106.44 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast corner of said 11.304 acre tract;

**THENCE** North 45 Degrees 33 Minutes 31 Seconds West, along the common line between said Tract One and said 11.304 acre tract a distance of 479.93 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northwest corner of said 11.304 acre tract;

**THENCE** South 14 Degrees 09 Minutes 54 Seconds East, passing a point for the southwest corner of said 11.304 acre tract, said point also being the northwest corner of said 9.017 acre tract at a distance of 1946.13 feet, continuing on for a total distance of 3486.19 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

**THENCE** South 00 Degrees 30 Minutes 57 Seconds East, along the common line between said Tract One and said 9.017 acre tract, a distance of 300.10 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the southwest corner of said 9.017 acre tract;

**THENCE** South 44 Degrees 41 Minutes 05 Seconds West, along the southeasterly line of said Tract One and the northwesterly line of a tract of land described in deed to Wetlands Management, LP, recorded in Volume 2476, Page 377, D.R.K.C.T., a distance of 505.82 feet to a 3/8" iron rod found for corner;

**THENCE** South 44 Degrees 03 Minutes 25 Seconds West, along said common line, a distance of 1258.47 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the most southerly corner of said Tract One and being located in the northerly right-of-way line of Kaufman Street;

**THENCE** along the southerly line of said Tract One and the northerly right-of-way line of Kaufman Street, the following courses:

North 50 Degrees 55 Minutes 38 Seconds West, a distance of 830.28 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 00 Degrees 33 Minutes 57 Seconds West, a distance of 12.99 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 50 Degrees 55 Minutes 38 Seconds West, a distance of 1531.97 feet to the **POINT OF BEGINNING** and containing 14,518,138 square feet or 333.291 acres of land more or less.

**FIELD NOTES**  
**SOUTH TRACT NO. 2**

**BEING** a 150.805 acre tract of land situated in the John D. Merchant Survey, Abstract No. 850, and the P. Stockman Survey, Abstract No. 445 Kaufman County Texas, being all of a called 150.802 acre tract described in deed to The 160 MC Squared L.P, recorded in Volume 2447, Page 115 Deed Records Kaufman County, Texas (D.R.K.C.T.) and Instrument No. 200412505267 of the Deed Property Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found at a southwest corner of said 150.802 acre tract and the easterly right of way-line of Combine Road and being the northwest corner of a tract of land described in deed to Martin G. and Mary Rodriguez, recorded Volume 2000035, Page 3265, D.R.D.C.T.;

**THENCE** North 13 Degrees 06 Minutes 52 Seconds West, along the easterly line of said Combine Road and a west line of said 150.802 acre tract, a distance of 383.69 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northwest corner of said 150.802 acre tract and the southwest corner of a called 10.2009 acre tract of land, described in deed to James L. Miller, recorded in Volume 1769, Page 5, D.R.K.C.T., from which a 3/8" iron rod found bears North 13 Degrees 06 Minutes 52 Seconds West, a distance of 380.06 feet;

**THENCE** North 57 Degrees 39 Minutes 29 Seconds East, departing the easterly line of said Combine Road, along the south line of said 10.2009 acre tract and the north line of said 150.802 acre tract, a distance of 1245.80 feet to a 3/8" iron rod found for corner;

**THENCE** North 45 Degrees 20 Minutes 32 Seconds East, along said common line, a distance of 525.86 feet to a 3/8" iron rod found for the southeast corner of said 10.2009 acre tract and northeast corner of said 150.802 acre tract and the westerly line of called 10.3573 acre tract of land described in deed to James L. Miller;

**THENCE** South 50 Degrees 55 Minutes 44 Seconds East, along said common line, a distance of 200.05 feet to a 5/8" iron rod with cap stamped "Jones Carter" set;

**THENCE** North 44 Degrees 12 Minutes 06 Seconds East, with the southerly line of said 10.3573, a distance of 1509.69 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northern most corner of said 150.802 acre tract, and being located in the southerly line of Kaufman Street;

**THENCE** South 50 Degrees 55 Minutes 38 Seconds East, with the southerly line of said Kaufman Street, and the northerly line of said 150.802 acre tract, a distance 1743.17 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast for of said 150.802 acre tract and the northwest corner of a called 40.862 acre tract described in deed to Kala R.

Dharma, recorded in Volume 1876, Page. 25 D.R.D.C.T., from which a 3/8" iron rod found bears South 53 Degrees 06 Minutes 55 Seconds East, a distance of 153.10 feet;

**THENCE** South 20 Degrees 45 Minutes 43 Seconds West, departing the southerly line of F.M. 1389, along the easterly line of said 150.802 acre tract and the westerly line of said 40.862 acre tract, a distance of 799.65 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

**THENCE** South 44 Degrees 26 Minutes 54 Seconds West, a distance of 2360.68 feet to a 3/8" iron rod found for the southeast corner of said 150.802 acre tract, and being located in the northerly line of a called 100 acre tract described in deed to Patsy Ruth Smith recorded in Document No. 201200182823 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

**THENCE** North 45 Degrees 29 Minutes 25 Seconds West, along the common line between said 100 acre tract a said 150.802 acre tract, a distance of 2045.13 feet to a 5/8" iron rod with cap stamped "Jones Carter" set in the easterly line of a tract of land described in deed to Martin G. and Mary Rodriguez, recorded in Volume 2000035, Page 3265, D.R.D.C.T.;

**THENCE** North 44 Degrees 13 Minutes 15 Seconds East, along the common line between said 150.802 acre tract and said Rodriguez tract a distance of 144.28 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

**THENCE** North 45 Degrees 32 Minutes 25 Seconds West, along the common line between said 150.802 acre tract and said Rodriguez tract, a distance of 175.11 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

**THENCE** South 44 Degrees 15 Minutes 15 Seconds West, along the common line between said 150.802 acre tract and said Rodriguez tract, a distance of 689.71 feet to the **POINT OF BEGINNING** and containing 6,569,050 square feet or 150.805 acres of land more or less.

## FIELD NOTES

**BEING** a 26.215 acre tract of land situated in John the P. Stockman Survey, Abstract No. 445, Kaufman County Texas, part of a tract described in deed to Wetlands Management L.P., recorded in Volume 2476, Page 377, Deed Records Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with cap stamped "Jones Carter" found for the west corner of said Wetlands Management tract, and being the southerly corner of Tract One, described in deed to MCM Kaufman Land Partners L.P., recorded in Volume 2195, Page 199, D.R.K.C.T., also being in the northerly Right-of-Way-line of Kaufman Street;

**THENCE** North 44 Degrees 03 Minutes 25 Seconds East, along the southeasterly line of said Tract One and the northwesterly line of said Wetlands Management tract, a distance of 1258.47 feet to a 3/8" iron rod found for corner;

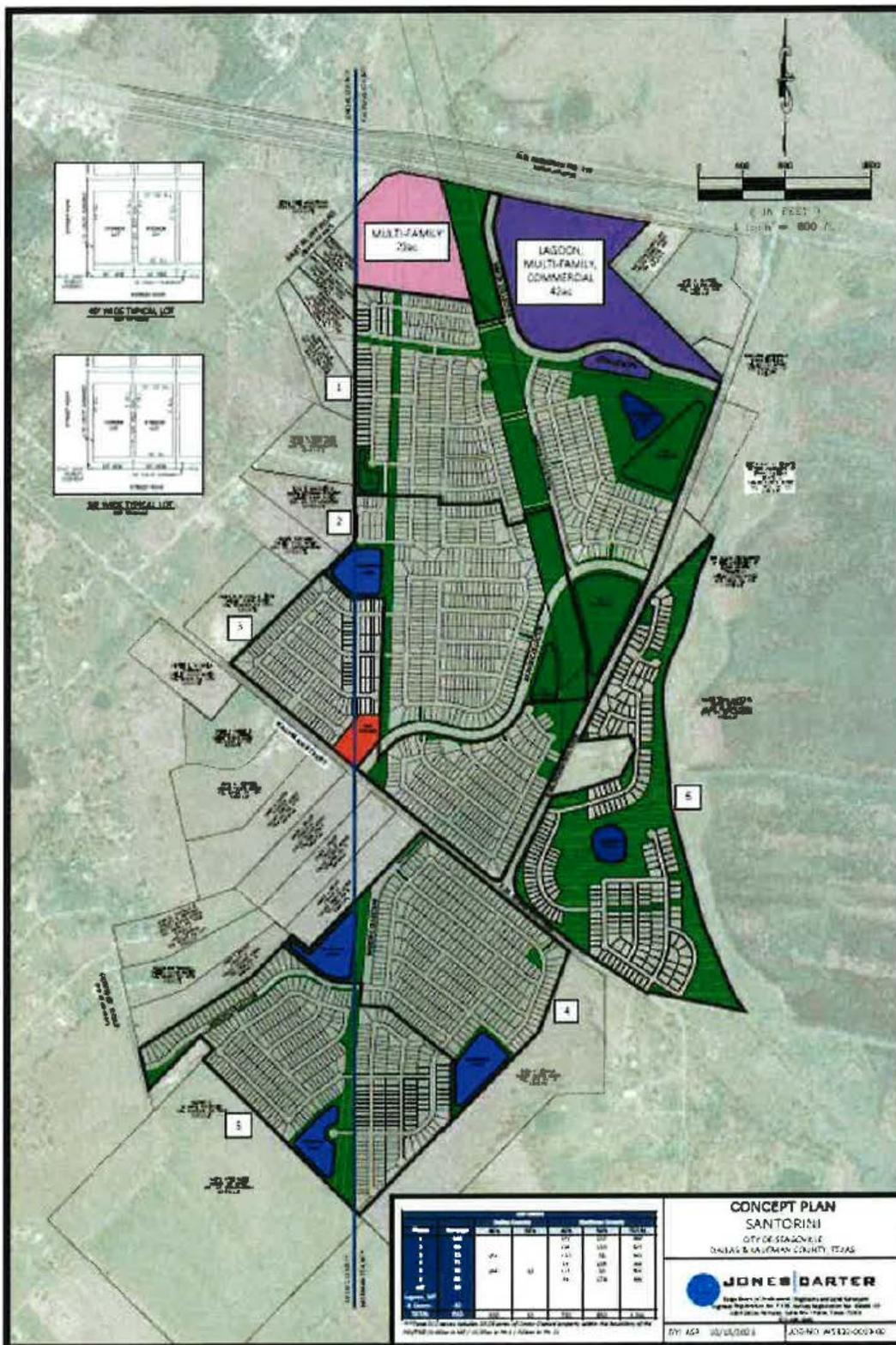
**THENCE** North 44 Degrees 41 Minutes 05 Seconds East, along the southeasterly line of said Tract One and the northwesterly line of said Wetlands Management tract, a distance of 1421.33 feet to a 3/8" iron rod found for corner in the westerly Right-of-Way line of F.M. Road No 1389 (90' Right-of-Way);

**THENCE** South 26 Degrees 28 Minutes 42 Seconds West, along the westerly right-of-way line of F.M. Road No 1389, a distance of 2518.55 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for the beginning of a tangent curve to the left;

**THENCE** Southwesterly, along said tangent curve to the left having a central angle of 40 Degrees 00 Minutes 17 Seconds, a radius of 364.81 feet, an arc distance of 254.72 feet and a chord bearing and distance of South 06 Degrees 29 Minutes 00 Seconds West, 249.58 feet to a 5/8" iron rod with cap stamped "Jones Carter" set in the northerly Right-of-Way line of Kaufman Street;

**THENCE** North 50 Degrees 55 Minutes 38 Seconds West, along the northerly right-of-way line of Kaufman Street, a distance of 931.92 feet to the **POINT OF BEGINNING** and containing 1,141,940 square feet or 26.215 acres of land more or less.

# EXHIBIT "B"



Lot #	Area (Acres)				Total Area (Acres)
	Lot Area	Water Area	Landscaped Area	Other Area	
1	1.5	0.2	0.5	0.1	2.3
2	1.5	0.2	0.5	0.1	2.3
3	1.5	0.2	0.5	0.1	2.3
4	1.5	0.2	0.5	0.1	2.3
5	1.5	0.2	0.5	0.1	2.3
<b>Total</b>	<b>7.5</b>	<b>1.0</b>	<b>2.5</b>	<b>0.5</b>	<b>11.5</b>

**CONCEPT PLAN**  
**SANTORINI**  
 CITY OF SEAGOVILLE  
 DALLAS & BAUFMAN COUNTY, TEXAS

**JONES BARTER**  
 ENGINEERS, ARCHITECTS, PLANNERS AND LAND MANAGER  
 10000 WEST 10TH STREET, SUITE 100, DALLAS, TEXAS 75243  
 (214) 343-1000

BY: AGP 08/25/2021 ATD NO. 10122-000430

EXHIBIT "C"



**HEK**  
ARCHITECTS

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MEGATEL SANTORINI APARTMENT - CONCEPTUAL ELEVATIONS

Seagoville, Texas

SCALE: 1/8" = 1'-0"

21232 / 09 28 2023  
Megatel

# EXHIBIT "D"

## LAGUNA



**DRAFT**

*Santorini Lagoon*

Item No.	Indoor Recreational Area Amenities
ii.	Two (2) restaurants with a combined seating area of 4,000 sq. ft. and shared kitchen
iii.	One (1) sixteen-lane bowling alley
iv.	Minimum of two (2) party rooms
v.	Arcade/Teen center
vi.	Fitness Center
vii.	Senior activity programming
viii.	Public restrooms
ix.	Locker room
x.	Adult area with pool table and/or shuffleboard
Xi.	Indoor kids' playground

Item No.	Outdoor Recreational Area Amenities
xiii.	Dog park
xiv.	Outdoor playground
xvi.	One (1) bocce ball court
xvii.	Golf cart parking

**EXHIBIT "E"**

**FLOW RIDER**



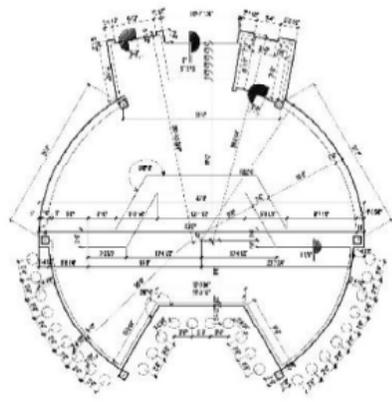
**EXHIBIT "F"**

**SPLASH PARK**

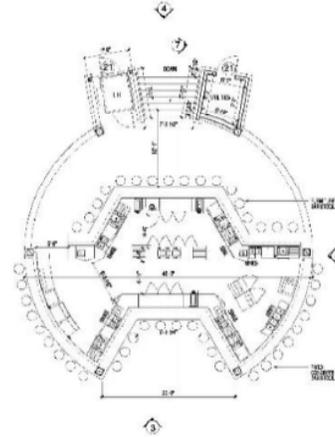


# EXHIBIT "G"

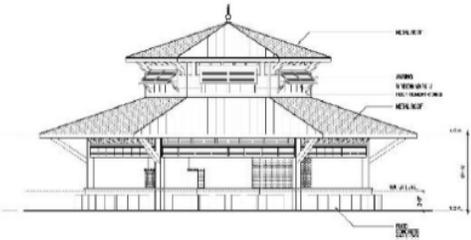
## SWIM-UP BAR



**1 SWIM UP FORMING PLAN**  
SCALE: 1/8"=1'-0"



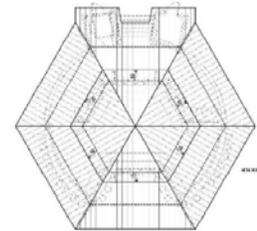
**2 SWIM UP BAR PLAN**  
SCALE: 1/8"=1'-0"



**3 SWIM UP BAR ELEVATION**  
SCALE: 1/8"=1'-0"



**4 SWIM UP BAR ELEVATION**  
SCALE: 1/8"=1'-0"



**5 SWIM UP BAR ROOF PLAN**  
SCALE: 1/8"=1'-0"



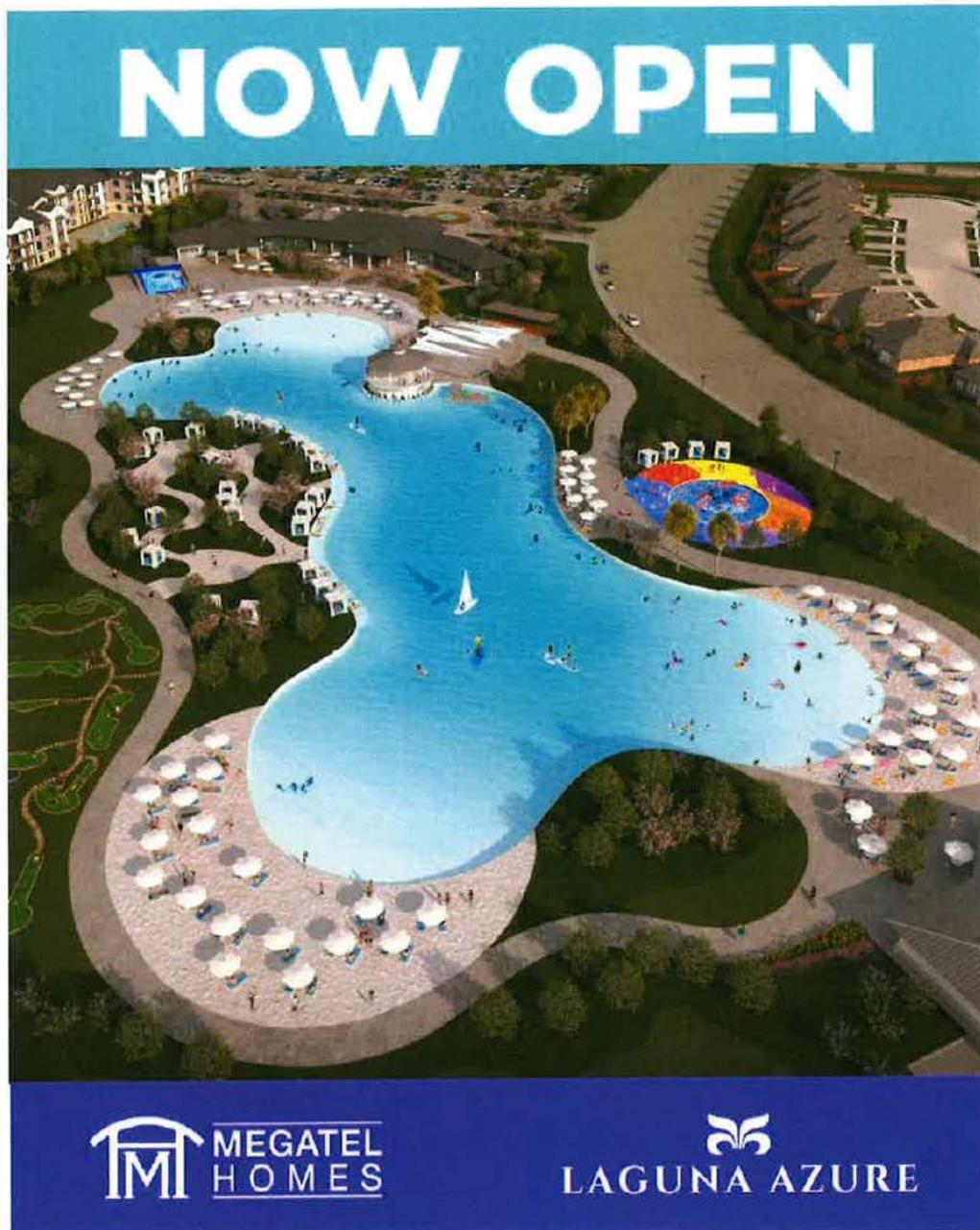
**6 SWIM UP BAR ELEVATION**  
SCALE: 1/8"=1'-0"



**7 SWIM UP BAR SCHEMATIC SECTION**  
SCALE: 1/8"=1'-0"

**EXHIBIT "H"**

**Billboard Signs**





 MEGATEL  
HOMES

  
LAGUNA AZURE





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MEGATEL SANTORINI GATEWAY SCHEMATIC DESIGN #2  
Seagoville, TX

23157/ 02.01.2024  
Megatel

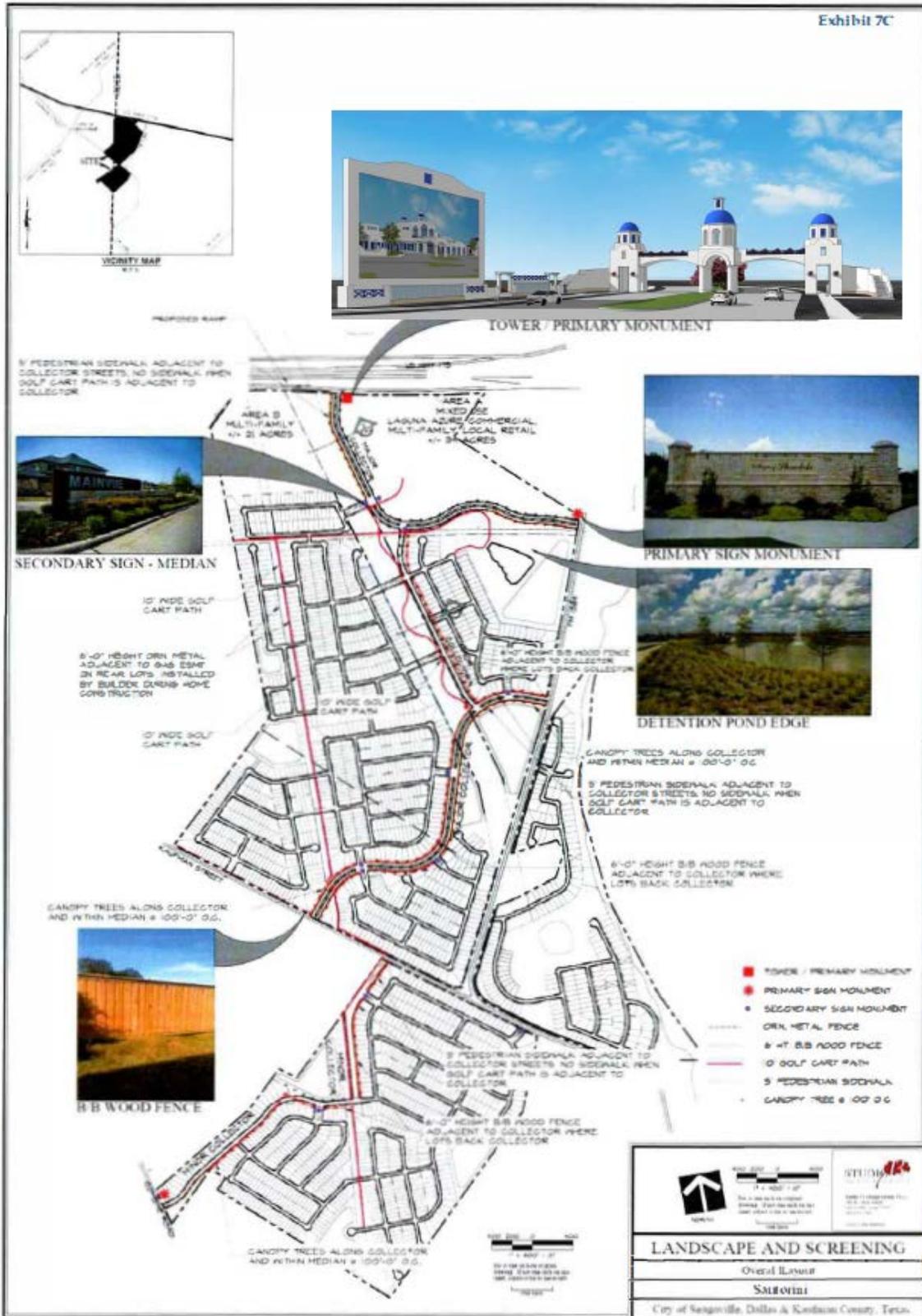


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MEGATEL SANTORINI GATEWAY SCHEMATIC DESIGN #2  
Seagoville, TX

23157/ 02.01.2024  
Megatel

EXHIBIT "J"





**EXHIBIT "L"**

**Recreational Area**



**HECK**  
ARCHITECTS.

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MEGATEL SANTORINI AMENITY - CONCEPTUAL ELEVATIONS

Seagoville, Texas

2/11/14 / 09.26.2023  
Megatel

SCALE 1/8" = 1'-0"



TO: Mayor and City Council

FROM: Jessica Sherman, HR Generalist  
Cindy D Brown, Assistant City Manager

DATE: April 15, 2024

ITEM: 14

DESCRIPTION: Discuss and consider authorizing the City Manager to include bilingual certification pay, based on testing and fluency, as a part of employee benefits for the current fiscal year.

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### **INTRODUCTION**

This agenda item is to discuss and consider authorizing the City Manager to include bilingual certification pay, based on testing and fluency, as a part of employee benefits for the current fiscal year.

### **BACKGROUND**

The need for bilingual employees increases daily. Currently, the City has a few employees that have the ability to speak fluently and frequently use their skills to assist those who do not possess such skills. Using these skills enhances the performance of position duties to better serve our citizens. For this reason, staff is requesting that the City Manager be authorized to include bilingual certification pay, based on testing and fluency, as a part of employee benefits.

When researching the testing and compensation for bilingual skills, staff reached out to twelve (12) cities. Three (3) of those cities did not offer bilingual pay. The remaining nine (9) did test employees to determine fluency and offered the appropriate bilingual pay based on testing results. The information obtained lead staff to narrow testing to two companies with one being Berlitz Testing and the other Alta Testing. Comparison of the two, as well as the majority of the cities contacted, quickly moved Berlitz Testing to the top and as first choice for the City of Seagoville. We have included costs sheet for both companies for your review.

With regard to pay, staff recommends the following:

Verbal fluency only	\$ 50.00/month	full time employees
	\$ 25.00/month	part time employees
Verbal, writing, and reading fluency	\$100.00/ month	full time employees
	\$50.00/month	part time employees

### **ESTIMATED FINANCIAL IMPACT**

High estimate 10% of employees at \$100 month = \$1270/month



## **RECOMMENDATION**

Staff recommends approval.

## **ATTACHMENTS**

1. List of Policy Items
2. Bilingual Pay Spread Sheet
3. Cost Sheet

Highlights that must be included in Bilingual Certification Pay Policy

- A. Bilingual Certification Pay is offered to all full-time and part-time regular employees who fluently speak, read, and/or write a second language in addition to English.
- B. Employees who are eligible for Bilingual Certification Pay must successfully pass a competency test established to measure proficiency and fluency. Employees will have the opportunity to test their verbal, reading, and/or written language skills. All testing will be done by an independent company specializing in such services.
- C. Employees successfully completing the competency testing will receive Bilingual Certification Pay as follows:

Verbal fluency only	\$ 50.00/month full time employees \$ 25.00/month part time employees
Verbal, writing, and reading fluency	\$100.00/ month full time employees \$ 50.00/month part time employees

Employees may not receive more than \$100 per month, irrespective of how many language competencies they possess.

- D. The City will pay for the first bilingual certification test. In the event the employee does not receive a passing score and elects to retest, the employee must pay for subsequent testing. The City will reimburse the employee for the cost of the successful retest only.
- E. Employees may be required to retest every five (5) years.
- F. All employees receiving Bilingual Certification Pay is expected to assist other non-bilingual employees in the translation of documents and assistance of the public. Assistance may be required for other departments or areas that extend beyond the employee's normal scope of responsibilities. An employee receiving Bilingual Certification Pay who refuses to assist may result in the loss of bilingual pay.
- G. Bilingual Certification Pay may be discontinued at any time at the City's discretion.

*CITIES THAT CURRENTLY OFFER BILINGUAL CERTIFICATION PAY*

<i>CITY</i>	<i>MONTHLY PAY</i>
FORNEY	Verbal- \$50.00 Written- \$50.00 Verbal & written- \$100.00
DESOTO	Verbal, writing and reading \$100.00 Verbal- \$50.00 Verbal part-time \$25.00
TERRELL	Verbal \$45.00 per pay period (\$90.00 a month)
RED OAK	\$50.00
ROYSE CITY	\$80.00
BALCH SPRINGS	\$100.00
LANCASTER	\$35.00
CEDAR HILL	\$50.00
RICHARDSON	\$75.00

*THESE CITIES CURRENTLY DO NOT OFFER BILINGUAL PAY*

CRANDALL
ENNIS
KAUFMAN

## Bilingual Testing Comparison

<i>Berlitz</i>	<i>Alta</i>
<p><b><i>COSTS OF TESTING</i></b>  <i>Conversational speaking \$100.00</i>  <i>Computerized speaking \$75.00</i>  <i>Spanish speaking-Law Enforcement \$75.00</i></p> <p><b><i>COST OF COMPUTERIZED TESTS:</i></b>  <i>Writing \$65.00</i>  <i>Reading \$30.00</i>  <i>Listening \$30.00</i>  <i>Combined reading &amp; listening \$55.00</i></p>	<p><b><i>Costs of testing</i></b>  <i>Listening &amp; speaking (Prerecorded) \$55.00</i>  <i>Listening and speaking (Live Phone) \$66.00</i>  <i>Listening and speaking (Live Video) \$76.00</i></p> <p><b><i>COST OF COMPUTERIZED TESTS:</i></b>  <i>Writing \$66.00</i>  <i>Reading \$33.00</i></p>
<i>Can re-test in 30 days</i>	<i>Did not specify on re-testing</i>
<i>Test results are emailed within 1-2 business days of completion.</i>	<i>Will receive notification of when results are ready to view.</i>

***Listening & Speaking Assessments:*** *This assessment evaluates a candidate’s listening and speaking proficiency by asking a series of open-ended questions that are designed to elicit the full range of language skills in the language evaluated. Each question prompts candidates to perform a speaking task such as giving a description, talking about a hypothetical event, or providing an opinion.*

***Writing Assessment:*** *This assessment evaluates writing proficiency by asking candidates to respond to five (5) prompts designed to elicit writing samples. Each prompt elicits candidates to perform certain written tasks such as writing a letter, giving an opinion, or describing a rule or procedure.*

***Reading Comprehension:*** *This assessment evaluates a candidate’s reading comprehension by asking candidates to read a selection of passages, each followed by a series of questions about the passage. The passages cover several topics such as news, consumer issues, opinions, arts and entertainment, government, health, and law.*



TO: Mayor and City Council  
FROM: Ray Calverley, Police Chief  
DATE: April 15, 2024  
ITEM: 15  
DESCRIPTION: Discuss and consider authorizing the City Manager to create the new position of Police Lieutenant for the Police Department.

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### **INTRODUCTION**

Staff has been directed to develop a new Administrative / CID Lieutenant position within the Criminal Investigations Division. This newly created position will open an opportunity for career advancement within the Police Department administrative division as well as oversight of the operations within the Criminal Investigations Division.

### **BACKGROUND**

The Police Lieutenant provides mid-management supervision and coordinates the activities of an assigned area within the Police Department. The Police Lieutenant provides assistance directly to the Assistant Police Chief and Chief of Police during the A-Chief's absence by oversight of their assigned division(s). Mid-level management between the rank of Sergeant and Chief level is essential in a growing department, and to maintain quality work product and alleviate workload. With the city and police department's continued growth, creating this position will greatly benefit both the Police Department and the City for many years into the future.

Additionally, with the development and implementation of a new administrative and CID Lieutenant position within the Criminal investigations Division, we will also need to promote to fill the vacated Police Sergeant position. This position is needed to maintain the rank structures in the department's various divisions.

### **FINANCIAL IMPACT**

For the Police Lieutenant position and the responsibilities that the position will involve we are proposing that this position be equivalent salary wise to the level of Fire Captain. In addition to the salary level, we would need to purchase a new vehicle to accommodate the position as it will be a required on-call position for major incidents.

Suggested entry level salary: \$89,026.18 annually \$7,418.85 monthly

The vehicle would be an unmarked vehicle with emergency lighting front, rear and sides, emergency siren, lighting and siren control panel, console, 700/800 communications radio and computer mounting capability. The overall cost that includes the cost of the vehicle and the aforementioned emergency equipment, communications equipment and professional installation, for a total of \$66,949.17.



The financial impact of the new position and purchase of the vehicle will be accounted for in the current fiscal year during the mid-year budget amendment in May of 2024.

**RECOMMENDATION**

The Police Department recommends approval of the new position.



TO: Mayor and City Council  
FROM: Ray Calverley, Police Chief  
DATE: April 15, 2024  
ITEM: 16  
DESCRIPTION: Discuss and consider approving a Resolution authorizing the purchase of one (1) 2024 Ford Police Interceptor SUV in an amount not to exceed sixty-six thousand nine hundred fifty dollars and seventeen cents (\$66,950.17) from Holiday Ford; authorizing the City Manager to sign any and all necessary documents.

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### **INTRODUCTION**

The purpose of this item is to seek Mayor and Council approval for the purchase of a new 2024 Ford Police Interceptor SUV police vehicle for the newly created Administrative / CID Police Lieutenant position. This purchase would be made through Holiday Ford under the Tarrant County cooperative purchasing program under contract (2022-200 and 2023-016) thus meaning, all applicable bidding statutes and policies have been met.

### **BACKGROUND**

The Administrative / CID Lieutenant is an on-call position and may be called upon at any time to assist patrol, or to assist other CID detectives during major incidents. This position and the responsibilities that go along with this position require that the person have access to a take home vehicle. In looking at the very small range of vehicle(s) suited for police work, the Ford Police Interceptor SUV is the most logical choice. This vehicle offers the reliability, cost effectiveness and availability that is needed.

### **FINANCIAL IMPACT**

The overall cost associated with the purchase of this vehicle is \$66,950.17 which includes, the vehicle itself, all necessary emergency lighting, siren and emergency communications, this will be an unmarked vehicle same as other administrative type vehicles.

### **RECOMMENDATION**

The Police Department recommends approval.

### **ATTACHMENTS**

1. Resolution

**CITY OF SEAGOVILLE, TEXAS**

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE CITY OF SEAGOVILLE, TEXAS, AUTHORIZING THE PURCHASE OF ONE (1) 2024 FORD POLICE INTERCEPTOR SUV IN AN AMOUNT NOT TO EXCEED SIXTY-SIX THOUSAND NINE HUNDRED FIFTY DOLLARS AND SEVENTEEN CENTS (\$66,950.17) FROM HOLIDAY FORD; AUTHORIZING THE CITY MANAGER TO SIGN ANY AND ALL NECESSARY DOCUMENTS; PROVIDING FOR THE REPEAL OF ANY AND ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, through a mid-year proposal the City Council, in the authorized the creation of a new Police Lieutenant position for the Police Department and the Police Department is requesting permission to purchase one Ford Police Interceptor police vehicle; and

**WHEREAS**, through the Tarrant County cooperative purchasing program under contract number (2022-200 and 2023-016) these items have been bid in accordance with all applicable bidding statutes and policies; and

**WHEREAS**, the City Council has determined that Holiday Ford has met all bid specifications and is the lowest and most responsive bid.

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

**SECTION 1.** That the City Council hereby authorizes the purchase of one Ford Police Interceptor SUV police vehicle totaling \$66,950.17 from Holiday Ford and authorizes the City Manager to disburse the funds.

**SECTION 2.** All resolutions of the City of Seagoville heretofore adopted which are in conflict with the provisions of this resolution be, and the same are hereby repealed, and all resolutions of the City of Seagoville not in conflict with the provisions hereof shall remain in full force and effect.

**SECTION 3.** If any article, paragraph, subdivision, clause or provision of this resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this resolution as a whole or any part or provision thereof, as amended hereby, other than the part so declared to be invalid or unconstitutional.

**SECTION 4.** This resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

**DULY ORDERED** by the City Council of the City of Seagoville, Texas, this 15<sup>th</sup> day of April, 2024.

APPROVED:

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

ATTEST:

\_\_\_\_\_  
CITY SECRETARY



TO: Mayor and City Council  
FROM: Pat Stallings, City Manager  
DATE: April 15, 2024  
ITEM: 17  
DESCRIPTION: Consider approving an increase to \$170,578.00 including annual base salary, car allowance, phone allowance, and benefit package, for the position of SEDC Executive Director/City Economic Development Director, with the City funding \$85,289.00 of the base salary and the SEDC funding \$85,289.00 including base salary, car allowance, phone allowance, and benefit package the same to be effective upon the future SEDC acceptance of the resignation of Mr. Stallings from the position of SEDC Executive Director and the appointment of a new SEDC Executive Director/City Economic Development Director.

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#### **INTRODUCTION**

The following agenda item is related to the SEDC Executive Director/City Economic Development Director

#### **BACKGROUND**

Since the beginning of the Seagoville Economic Development Corporation (“SEDC”) the Corporation has employed an Executive Director separate from the City. In or about January of 2020, the SEDC did not have an Executive Director. Since the duties of the Executive Director were not overwhelming at the time, it was agreed that the City Manager and some of his staff would assume those duties in addition to their own. Thus far, it has not created a problem.

However, growth and the request for incentives is increasing. We still do not find this is a “full-time” position, but it would be helpful to have someone perform part-time duties for SEDC and part-time for the City. Funding for the base salary, car allowance, phone allowance, and all benefits, would be split equally by the two (2) entities for a total cost of \$85,289 each. This amount is calculated as follows: \$125,000 base annual salary, \$550 per month car allowance, \$100 per month phone allowance, and the full-time employee benefit package in the amount of \$37,778 annually.

#### **FINANCIAL IMPACT**

\$170,578.00

#### **RECOMMENDATION**

The SEDC made a recommendation on March 21, 2024, in favor of this item.

#### **ATTACHMENTS**

1. SEDC Director Salary and Benefits

**SEDC Executive Director/City Economic Development  
Salary and Benefits**

	<b>SEDC Director</b>
Hourly Pay Rate	60.096
Annual Salary	\$ 125,000
Auto Allowance	\$ 6,600
Cell Allowance	\$ 1,200
FICA	\$ 10,216
Insurance	\$ 11,678
Dental	\$ 287
TMRS	\$ 15,597
<b>Total Compensation</b>	<b>\$ 170,578</b>
<b>Fund 1</b>	<b>\$ 85,289</b>
<b>Fund 10</b>	<b>\$ 85,289</b>