



# COMPREHENSIVE PLAN 2002

*Prepared By:*

**Dunkin, Sefko & Associates, Inc.**

*In Association With:*

**The Comprehensive Plan Steering Committee**

**&**

**City of Seagoville Staff**

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## COMPREHENSIVE PLAN 2002

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#### CITY STAFF MEMBERS

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Edith Ngwa, Ph.D.

ORDINANCE NO. 07-02

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS ADOPTING THE COMPREHENSIVE PLAN, TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the City Council of the City of Seagoville, Texas retained a professional Planning Consultant to assist in the preparation of a Comprehensive Plan for the City; and

WHEREAS, the City Council appointed a Steering Committee to assist in the preparation of the Comprehensive Plan; and

WHEREAS, the Steering Committee reviewed and studied recommendations made by the Planning Consultant for the Comprehensive Plan; and

WHEREAS, the Steering Committee recommended approval of the Comprehensive Plan to the City Council; and

WHEREAS, the City Council received and reviewed the Steering Committee's recommendation to approve the Comprehensive Plan; and

WHEREAS, the City Council conducted a public hearing on June 6, 2002, and, after all persons where given an opportunity to present testimony, did consider and make recommendations to adopt the Comprehensive Plan; and

WHEREAS, the City Council of the City of Seagoville finds that the Comprehensive Plan does the following:

- (1) lessens congestion in the streets;
- (2) promotes health and the general welfare;
- (3) provides adequate light and air;
- (4) prevents the overcrowding of land;
- (5) avoids undue concentration of population; and
- (6) facilitates the adequate provisions of transportation and other public requirements.

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

SECTION 1: That the Comprehensive Plan, including the Future Land Use Plan, Thoroughfare Plan, and all the maps and elements, contained therein is hereby adopted by the City Council as a long-range planning guide for the City.

SECTION 2: That this Plan is intended to constitute the Comprehensive, or Master, Plan of the City of Seagoville, Texas, for all matters related to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction, and growth management.

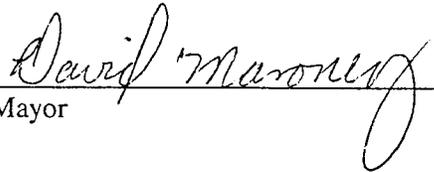
SECTION 3: That the Mayor of the City shall affix his/her signature on an appropriate page of the Comprehensive Plan, that page to be determined by him/her, below the words "Official Plan," below which will be placed the seal of the City.

SECTION 4: That it is hereby officially found and determined that the meeting at which this Ordinance is passed was duly noticed and has been open to the public as required by law.

SECTION 5: That this Ordinance shall become effective on and after its passage and approval.

PASSED AND ADOPTED this the 20 day of June, 2002.

CITY OF SEAGOVILLE, TEXAS

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

[SEAL]





# COMPREHENSIVE PLAN 2002

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# COMPREHENSIVE PLAN 2002

## Section 1: Overview

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## PURPOSE AND INTENT

A city's comprehensive plan can be defined as a long-range planning tool that is intended to be used by City staff, decision-makers and citizens to direct the growth and physical development of a community for ten years, twenty years, or an even longer period of time. It is a vision of what the community can become and is a long-range statement of public policy.

The primary objectives of a comprehensive plan are to do the following:

- ♦ Ensure efficient delivery of public services,
- ♦ Coordinate public and private investment,
- ♦ Minimize conflict between land uses,
- ♦ Manage growth in an orderly manner,
- ♦ Increase the cost-effectiveness of public investments, and
- ♦ Provide a rational and reasonable basis for making decisions about the community.

Specifically, this Comprehensive Plan establishes a generalized pattern for development within Seagoville, which should reinforce the established vision of the City's future physical form - how the community should grow, develop and mature over time. The development of various physical elements within the community, including transportation facilities, land uses, housing, parks and open spaces, and public facilities, will directly impact the future growth and desirability of Seagoville. *How* this development occurs has become increasingly important in recent years, and therefore, the Comprehensive Plan establishes urban design guidelines, as well. Policies and recommendations are made herein relative to the distribution and interrelationships of future development within the City. These policies and recommendations are supported by a set of goals and objectives established by citizens, business leaders, and City leaders.

## WHY PLAN?

Seagoville, Texas is a growing community located southeast of the Dallas-Fort Worth Metroplex in Dallas County. The City's proximity to Dallas and numerous growing suburban communities makes it reasonable to assume that population growth within Seagoville will continue in the years to come. By adopting the

*"The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development."*

*Classic Readings in Urban Planning  
An Introduction,  
Jay M. Stein, Chapter 3, pg. 106*

*By adopting the policies set forth in the Comprehensive Plan, Seagoville can prepare for growth, and it can maximize the future benefits of that growth for its citizens.*

policies set forth in the Comprehensive Plan, Seagoville can prepare for growth, and it can maximize the future benefits of that growth for its citizens. The Comprehensive Plan should be considered an important tool for managing community change in order to achieve the desired quality of life.

Development within the community is inevitable, but proactive planning for future development can ensure that it occurs in a way that is positive for the City. Careful planning is particularly important to a growing and evolving community like Seagoville, because it helps to ensure that, as size and population characteristics change over time, the community continues to develop in a manner that reflects the objectives and values of the City as a whole. The product of the advance-planning program that the City of Seagoville has undertaken is this Comprehensive Plan document and associated maps.

**The Comprehensive Plan, once adopted, becomes the official policy of the City.** However, the end product should not be considered to be the end of the comprehensive planning process. Planning is not a single event - it is a continuous and ever-changing process. The key to successful, on-going planning is to continually utilize the Comprehensive Plan, and to continually change the Plan to reflect changes occurring in the City. As community conditions and priorities change over time, Seagoville's Comprehensive Plan should be amended to take advantage of new opportunities and to respond to new needs and circumstances. The Comprehensive Plan is intended to be flexible and to provide latitude for more detailed analyses that are commonly a part of zoning and development decisions, decisions that should be consistent with policies established within the Comprehensive Plan. However, **the Comprehensive Plan itself is not intended to be a static document with rigid policies; it is intended to be a dynamic, adaptable guide to help citizens and officials shape Seagoville's future on a continual, proactive basis.**

*The product of the advance-planning program that the City of Seagoville has undertaken is this Comprehensive Plan document and associated maps.*

*The end product, the Comprehensive Plan, should not be considered to be the end of the comprehensive planning process.*

*The Comprehensive Plan is intended to be a dynamic, adaptable guide to help citizens and officials shape Seagoville's future on a continual, proactive basis.*

## THE COMPREHENSIVE PLAN

This Comprehensive Plan has been divided into various sections in order to better address each aspect of the community that is related to the comprehensive planning process. This section is intended to provide a framework for the reasoning behind establishing a *Comprehensive Plan* for Seagoville. The second section, the *Baseline Analysis*, outlines several existing characteristics of the City in order to analyze how the City is currently developed; this is intended to create an existing context for the recommendations contained herein. The third section, the *Goals & Objectives*, is intended to help identify and refine how the citizens of Seagoville want the City to evolve in the future. Sections Four through Nine are referred to as the Comprehensive Plan recommendations, which are intended to provide the guidance Seagoville needs to attain its goals through specific recommendations related to various aspects of the City, such as thoroughfare planning, land use planning, public facilities planning, and so on. The final section of the Comprehensive Plan, the *Implementation Strategies*, Section 10, provides analysis of specific implementation mechanisms, such as changes to the zoning ordinance, impact fees, annexation, and so forth, that will provide ways in which Seagoville can take the Plan recommendations from written form into reality.

*The Comprehensive Plan is divided into ten sections:*

*The Foundational Sections*

1. *The Overview (this section).*
2. *The Baseline Analysis.*

*The Visioning Section*

3. *The Goals & Objectives.*

*The Plan Recommendations Sections*

4. *The Thoroughfare Plan.*
5. *The Future Land Use Plan.*
6. *The Parks, Recreation & Open Space Assessment.*
7. *The Infrastructure System Assessment.*
8. *The Public Facilities Plan.*
9. *The Community Image Guidelines.*

*The Implementation Section*

10. *The Implementation Strategies.*



# COMPREHENSIVE PLAN 2002

## Section 2: Baseline Analysis

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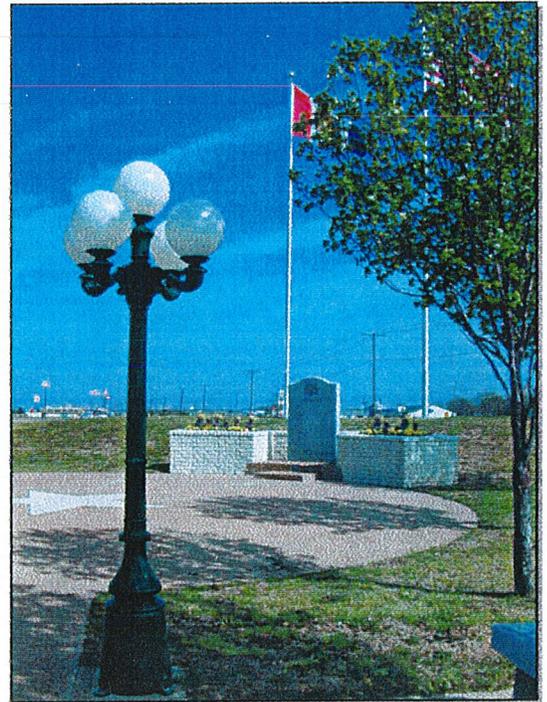
## INTRODUCTION

The foundation of the comprehensive planning process rests in basic information, such as the historical, statistical and factual information about the community. The *Baseline Analysis* section consists of documentation of such information and presents an overview of the City's history, as well as its social and economic characteristics. It also gives a general insight into the community's urban pattern. All of these elements together are essential for a clear understanding of the physical and social composition of the City. The primary objective of this section is to document current physical and socioeconomic (demographic) conditions within Seagoville, and to identify various opportunities and constraints the community must consider in addressing and shaping its future form and character. The secondary objective of the *Baseline Analysis* is to ensure that the information being used in the planning process accurately portrays the community and its needs. The identification of major issues within the community begins early in the comprehensive planning process, and serves as a basis for creating the following components of the *Baseline Analysis* section:

- ♦ Historical Background
- ♦ Regional Relationships
- ♦ Major Physical Factors Influencing Development
- ♦ Demographic Profile
- ♦ Existing Land Use Characteristics
- ♦ Existing Housing Characteristics

Each section contains information pertaining to the topic, as well as graphic support, where appropriate. The *Baseline Analysis* section includes the identification of other issues that will be addressed in the formulation of the Comprehensive Plan for the City of Seagoville. It also forms the basis for formulating the goals and objectives pertaining to various aspects of the community, and is instrumental in generating the final recommendations of the Comprehensive Plan.

*The Baseline Analysis section consists of documentation of such information and presents an overview of the City's history, as well as its social and economic characteristics. It also gives a general insight into the community's urban pattern.*



*Illustration 2-1*  
THE VETERANS MEMORIAL IN SEAGOVILLE

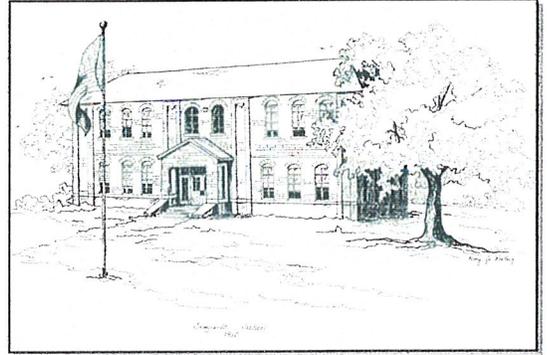
## HISTORICAL BACKGROUND<sup>2-1</sup>

The city of Seagoville was born from a land grant given to a man by the name of J. D. Merchant, although it would not become known by the proper name of “Seagoville” until 1910. There were many notable settlers to the area in the 1860s and 1870s, including Hugh L. Buchanan and John A. Brinegar, who was instrumental in the construction of the first school, which was one-room and had seats made of split logs. The first families included the Cravens, Sorrells, Peaks, Moores, and Hawthornes. The City’s namesake and founder, T. K. Seago, built a general store in 1876 in the growing community that had become known as “Seago”. By 1878, the town had a cotton gin and a Baptist church, and freight was transported via the nearby Trinity River.

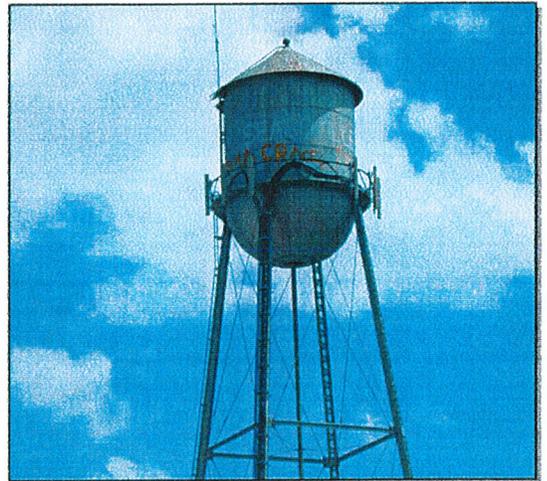
The years 1880 and 1881 were major turning points in the community’s growth, with a new school constructed in 1880 with the help of Professor J. T. Doss, and with the completion of the Texas Trunk Railroad through Seago and with the establishment of a post office in 1881 (the post office was still operating in the early 1990s). Schools, railroad access, and post offices were major catalysts for growth during this time period in for communities across the state of Texas, and Seago was no exception. By 1885, the community had a population of sixty people, which included important citizens such as a teacher, a blacksmith, and a doctor. The local population had grown to eighty-five by 1890, and another general merchandise store was opened by J. L. Fly for the principal purpose of providing area farmers with needed goods. By 1902, Seago even had a local newspaper named *The Star*.

The Trinity River flooded in 1908, causing considerable damage to the area, and especially to the C. C. Cobb farm, notable due to the fact that it was one of the largest farms in the state. In 1910, two significant events occurred - the first brick school was constructed (it originally had ten grades and fifteen students), and in order to avoid confusing the town of Seago with another Texas town named Sego, the post office name was changed to Seagoville. This is the name by which the community has been known ever since. Important also to note is the fact that the City began to provide its citizenry with water service after the construction of an artesian well in 1912.

*Settlement in the Seagoville area can be traced back to the 1860s, and began to grow into what would become Seagoville when T.K. Seago established a general store.*



*Illustration 2-2  
A SKETCH OF THE SEAGOVILLE SCHOOL –  
Circa 1910*



*Illustration 2-3  
AN HISTORICAL WATER TOWER IN SEAGOVILLE*

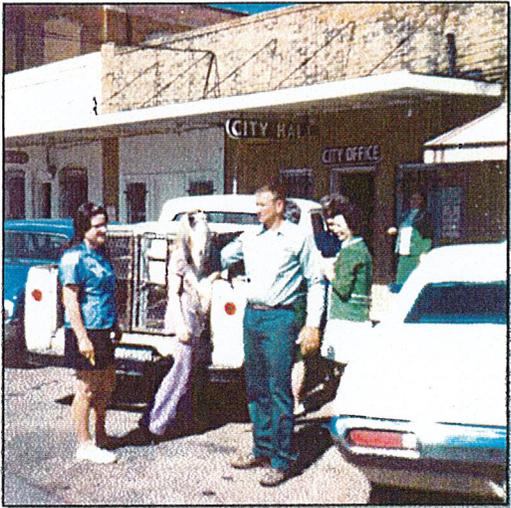
<sup>2-1</sup> Information from “The Handbook of Texas Online: Seagoville, Texas”, at [www.tsha.utexas.edu/handbook/online](http://www.tsha.utexas.edu/handbook/online).

Seagoville was incorporated in 1926, and grew to a population of 650 people by 1929. The Great Depression caused declines in the community's population and businesses, but two new institutions, a federal detention station and the Seagoville Community Cannery, kept Seagoville's local economy afloat by providing employment and income for local citizens. By 1941, Seagoville, like many other Texas communities, was recovering from the Great Depression, with the number of local businesses (including beauty salons and a golf course) increasing to approximately 25 and the local population to 760. The community also had a number of public buildings, including a City hall, a City jail, several schools, and a local fire department.

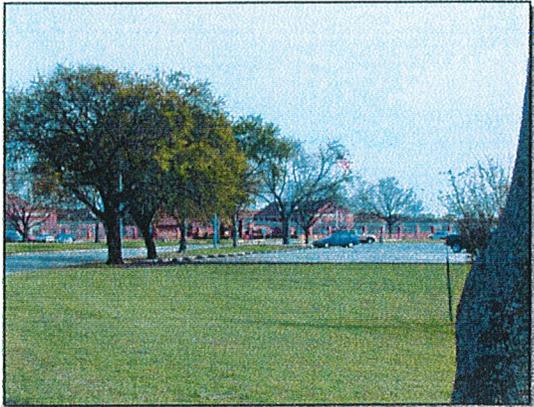
During World War II, nearly 40 percent of Seagoville's population (290 of the 720 citizens) served in the armed forces. The Immigration and Naturalization Service (INS) used the Seagoville Federal Correctional Institute to hold foreign-born people living in the United States during the war. Seagoville continued to grow, and by 1948, approximately 2,000 people lived in the community, and approximately forty-five businesses were located there. In addition, second artesian water well was constructed to meet the water demands of a growing population. The local economy at that time was supported primarily by the federal correctional institute, agricultural production, and by the Gibson Products Company, which was involved in the manufacture of shoe polish, drugs, and lotions. In 1964, the local school district became part of the Dallas Independent School District. The same year of Seagoville's 100<sup>th</sup> birthday, 1979, the community had a new sewage treatment plant, a new City hall, and a new police substation.

By 1990, the Census estimated that Seagoville had a population of 8,969 people. By that time, the City had a strong city government, twelve policemen, ten full-time firemen, and sixteen volunteer firemen. The community also had two elementary schools, one middle school, and one high school, with school enrollment of 1,900 children. Rich in history, Seagoville has continued to experience positive growth, and in the year 2000, the U.S. Census estimated that the City had grown to a total population of almost 11,000 people.

*A new school, new post office, and railroad access were major catalysts for growth in Seagoville during in the early 1880s. By 1902, Seagoville had a local newspaper.*



*Illustration 2-4  
CITIZENS IN FRONT OF THE OLD SEAGOVILLE CITY HALL IN DOWNTOWN (1973)*



*Illustration 2-5  
THE SEAGOVILLE FEDERAL CORRECTIONAL INSTITUTE – Used By the INS During WWII*

## RELATIONSHIP OF SEAGOVILLE TO THE REGION

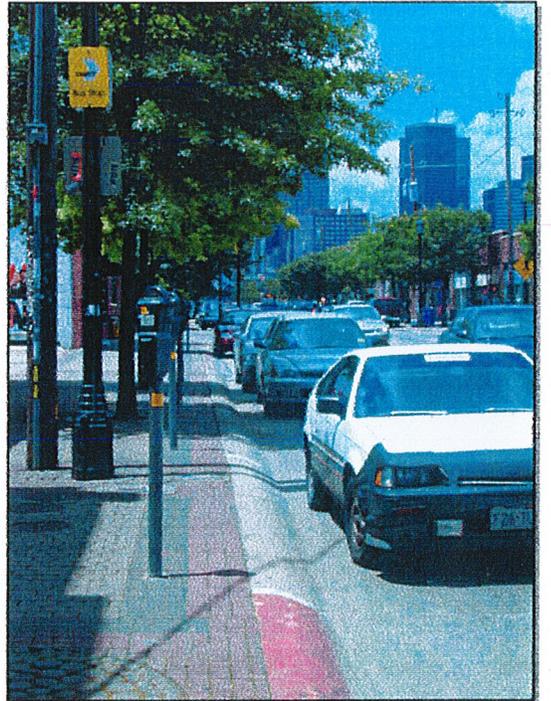
Seagoville is in Dallas County, which encompasses a large area around the city of Dallas. The cities that are in the Dallas-Fort Worth Metroplex that are also within Dallas County (in whole or in part) include Glenn Heights to the south (along Interstate Highway 35), Sunnyvale to the east (north of Mesquite), Addison and Richardson to the north (along the Dallas North Tollway and State Highway 75), and Irving to the west. Bordering counties are Ellis to the south, Kaufman and Rockwall to the east, Collin and Denton to the north, and Tarrant to the west.

The City of Seagoville situated along, and bisected by, U.S. Highway 175. Interstate Highway 635 and Interstate Highway 20 are other major transportation routes that are nearby, providing easy access to the region. The City is surrounded, in a clock-wise direction, by the cities of Mesquite, which directly borders Seagoville to the north, Forney to the northeast, Crandall to the east, which is also located along U.S. Highway 175 but is in Kaufman County, Combine, which directly borders Seagoville to the south, Wilmer to the southwest, Hutchins to the west, and Balch Springs to the northwest.

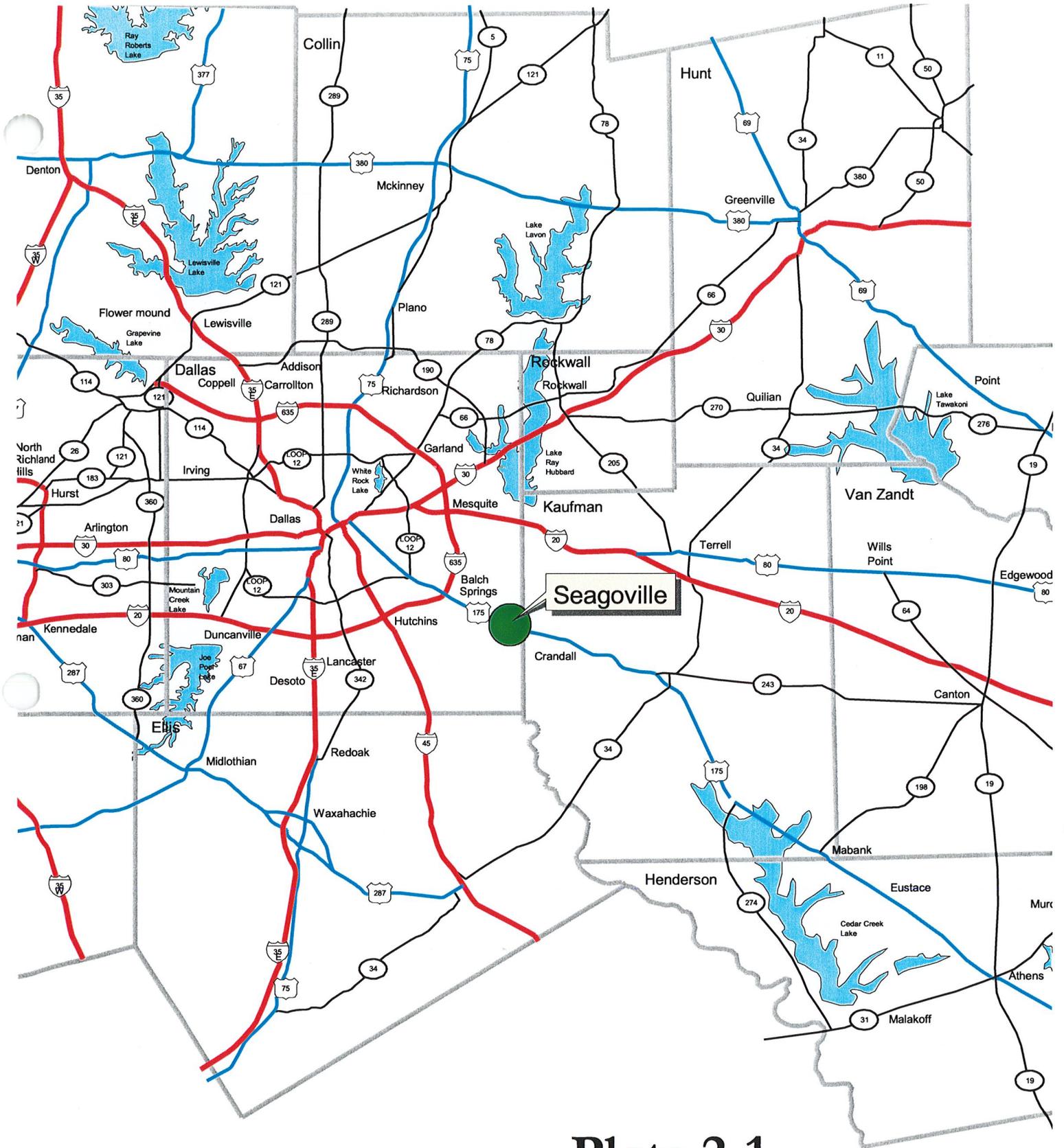
One of Seagoville's most significant regional factors is its proximity to the Dallas-Fort Worth Metroplex. The City of Dallas has a population of over one million people, and offers a variety of businesses, restaurants, recreational and cultural activities for the region, and in turn, this is a great benefit to the people of Seagoville, especially in terms of employment opportunities. Dallas also is able to provide easy access to air transportation via the Dallas/Fort Worth International Airport and Dallas Love Field. Because of this convenience in access, residents of Seagoville are able to experience all of the advantages of a big city, while living in a community with a small-town, less urban atmosphere.



*Illustration 2-6*  
DOWNTOWN AREA IN FORNEY, A NEIGHBORING COMMUNITY



*Illustration 2-7*  
DOWNTOWN AREA IN DALLAS



## MAJOR PHYSICAL FACTORS INFLUENCING DEVELOPMENT

### Floodplain Areas Within Seagoville

The primary challenge to Seagoville posed by the natural environment is the floodplain areas that virtually surround the City. These areas will greatly affect the ability of the City to expand in the future development. Floodplains are located to the east, south, and west of Seagoville. The land around the City that is not classified as floodplain is consumed by adjacent cities, specifically Mesquite to the north and west and Combine to the southeast.

The City of Seagoville is located to the west of the Trinity River drainage area; the East Fork of this river is located to the east and north, and continues into Mesquite. Hickory Creek and Parsons Slough are major drainage areas to the west and south of the City. Generally, the topography of Seagoville consists of flat to gently hilly terrain to the west of the East Fork of the Trinity River.

Urban development within and surrounding major floodplain areas such as those that surround Seagoville causes increased storm water runoff and decreased water absorption into the earth, leading to an increase in flood potential. The City will have to remain aware of this as future development occurs within the City limits and within its extraterritorial jurisdiction (ETJ). Urbanization of nearby communities will also be a factor in how susceptible Seagoville is to flooding.

The Federal Emergency Management Agency (FEMA) regulates development within floodplain areas. At present, most of the areas in and along the floodplains within Seagoville remain open land with limited development. There is increased development in the southwestern portion of the City adjacent to the floodplain area. These floodplains, although they will limit the development of the land, provide Seagoville with great opportunity for creating recreational open spaces for public use and for conservation. It should also be noted that it might be possible for the City to reclaim some of these areas through FEMA-recognized land reclamation processes. Floodplain issues and their impact locally will be further discussed within the *Future Land Use Plan*, Section 5.

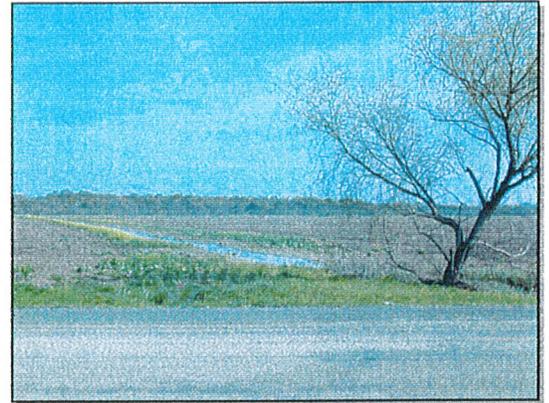


Illustration 2-8  
FLOODPLAIN AREA WITHIN SEAGOVILLE

*Floodplain issues and their impact locally will be further discussed within the Future Land Use Plan, Section 5.*



Illustration 2-9  
FLOODPLAIN AREA WITHIN SEAGOVILLE

## Man-Made Features

Major thoroughfare routes to and through the City, the City's extraterritorial jurisdiction, the Environmental Education Center, and the Seagoville Federal Correctional Institute are the primary man-made factors that are likely to have an impact on Seagoville in the future.

### MAJOR THOROUGHFARE ROUTES

Major roadways influence the way in which communities have developed in the past and how they will develop in the future. U.S. Highway 175 is the major transportation route to and from Seagoville that runs (from the east) in a northwesterly direction. This thoroughfare traverses across Texas from the Dallas area to the city of Jacksonville in the eastern part of the state. It is important to note that the amount of traffic on this roadway has already created a market-driven corridor of retail and commercial uses, and the demand for such uses along U.S. Highway 175 is anticipated to continue.

The other major roadways affecting Seagoville are localized roadways, specifically Seagoville Road, Simonds Road, Malloy Bridge Road, and Kaufman Street. Seagoville Road begins within the City limits at U.S. Highway 175. The roadway continues in a northwesterly direction outside of Seagoville and into the city of Dallas, crossing Belt Line Road South. It continues west into Balch Springs, and again enters Dallas where it ends at Masters Drive, just north of U.S. Highway 175.

There are two separate Simonds Road – Simonds East is north of U.S. Highway 175, and Simonds West is south of U.S. Highway 175. Simonds East accommodates local traffic traveling north until the roadway meets Lasater Road. Simonds West accommodates traffic traveling south until it meets Belt Line Road South. Seagoville's City limits encompass the immediate area to the south of this roadway; the City limits continue until about one mile south of the intersection of Simonds West and Belt Line Road South.

Malloy Bridge Road intersects Interstate Highway 45 just south of the city of Wilmer (southwest of Seagoville). This roadway continues northeast into Seagoville and runs through the

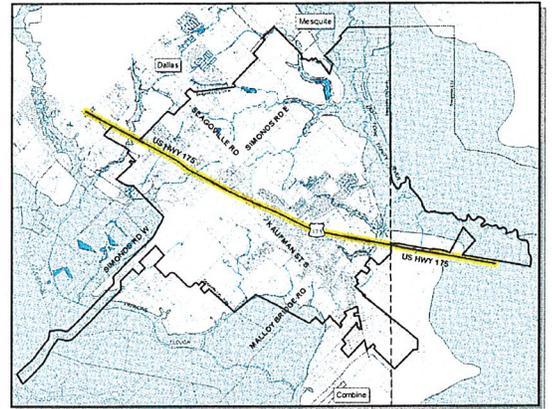


Illustration 2-10

U.S. HIGHWAY 175 AND ITS RELATIONSHIP TO SEAGOVILLE

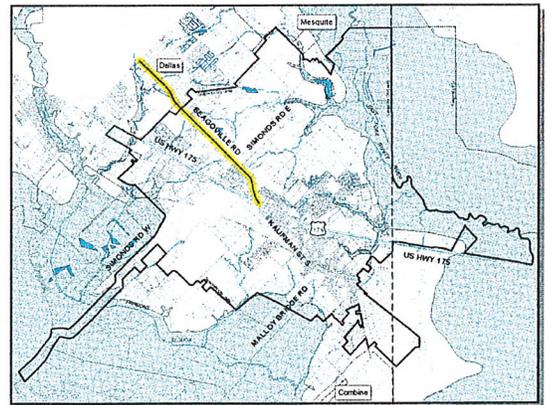


Illustration 2-11

SEAGOVILLE ROAD AND ITS RELATIONSHIP TO SEAGOVILLE

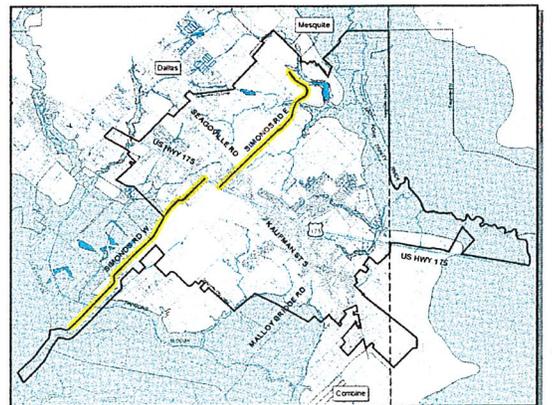


Illustration 2-12

U.S. HIGHWAY 175 AND ITS RELATIONSHIP TO SEAGOVILLE

downtown area of the City. The roadway becomes East Malloy Bridge Road north of U.S. Highway 175, and crosses the East Fork Trinity River in the northeast part of the City. It ends after entering Kaufman County when it intersects F.M. 2757 just south of Interstate Highway 20.

Kaufman Street (North) begins in Seagoville at U.S. Highway 175. The roadway continues in a southeasterly direction through the center of the City, intersecting Malloy Bridge Road in the downtown area (becoming known as South Kaufman Street after this intersection). South Kaufman Street then continues adjacent to the rail line. It ends after entering into Kaufman County east of Seagoville when it intersects with F.M. 1389.

## EXTRATERRITORIAL JURISDICTION (ETJ)

Extraterritorial jurisdiction can be defined as the land that an incorporated area may legally annex for the purpose of future development. The Texas State Legislature has established specific amounts of unincorporated land for possible annexation by municipalities depending upon their population size. The City of Seagoville had an estimated population of 10,823 people in 2000, according to the U.S. Census, allowing the City an ETJ of one-mile. However, Seagoville is somewhat constrained by the city limits and respective ETJs of adjacent communities such as Dallas, Mesquite, Crandall, and Combine. The City is further constrained in terms of area that is desirable to annex by the large floodplain areas that characterize much of the undeveloped area closest to the City, as previously mentioned. This will be further discussed within the *Future Land Use Plan* section. **Plate 2-2** shows the ETJ for the City of Seagoville, along with other physical factors that will influence the City's future development.

## THE ENVIRONMENTAL EDUCATION CENTER<sup>2-2</sup>

The Dallas Independent School District-owned Environmental Education Center began providing outdoor/nature education programming in 1977 and has continued to grow and expand its support of the Dallas Public Schools curriculum. 25,000 students per year per year visit this facility and use its services. In 1996, the center was enhanced through a special environmental community

<sup>2-2</sup> Information from brochures about this facility, which were obtained directly from employees of the Dallas Environmental Center.

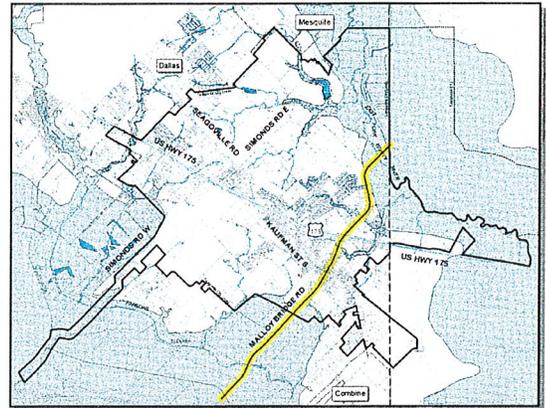


Illustration 2-13  
MALLOY BRIDGE ROAD AND ITS RELATIONSHIP TO SEAGOVILLE

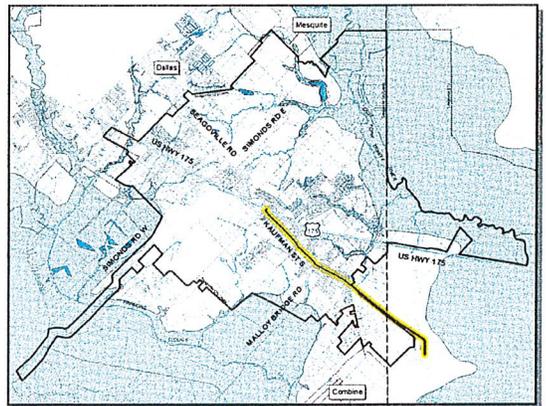


Illustration 2-14  
KAUFMAN STREET AND ITS RELATIONSHIP TO SEAGOVILLE

service project that was implemented and overseen by the United States District Court. The permanent exhibit hall, barn and other improvements were added at that time. The Center is currently in the process of expanding its audience, thereby further advancing environmental education not only for school children, but also for the general public.

The Dallas Environmental Education Center encompasses approximately 500 acres, has a 26,000 square-foot facility with interactive exhibits, and provides access to three main trails, the Post Oak Preserve, the Old Field Trail, and the Big Ponds Trail. In addition, the Center offers classes on numerous topics, giving students a hands-on learning experience with a variety of Texas plants and animals and teaching and reinforcing the processes and skills of science and other subject areas related to the environment. Specifically, the Center has the following to offer its visitors:

- ◆ The Environmental Center Museum, which consists of:
  - A theater,
  - A “Globe and Career Exploration” area,
  - “Plant and Animal Fun Facts” exhibits,
  - A Main Exhibit Hall
- ◆ Nature Trails:
  - The R.F. Patton Old Field Nature Trail,
  - The Ken Smith Pond Nature Trail,
  - The Dallas County Post Oak Preserve Nature Trail System,
- ◆ A working barn with a variety of livestock for students to observe, learn about and feed;
- ◆ Live amphibians, reptiles, mammals and birds for observation and study;
- ◆ A fossil collection for observation and study;
- ◆ A herbarium with a variety of native Texas plants for botanical study;
- ◆ An outdoor classroom/pavilion for classes and camping;
- ◆ 4 science laboratories with special equipment for environmental field study;
- ◆ Vegetable, flower and herb gardens; and
- ◆ Greenhouse.

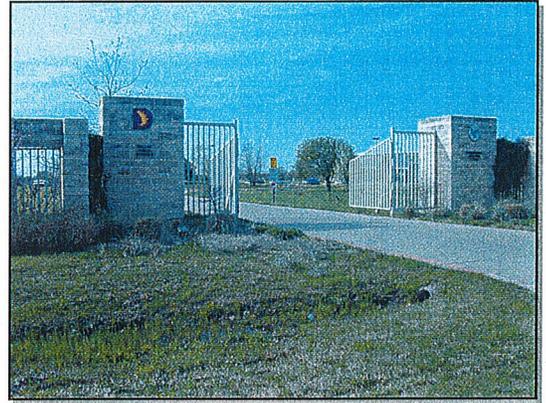


Illustration 2-15  
ENTRYWAY TO THE DISD ENVIRONMENTAL  
EDUCATION CENTER

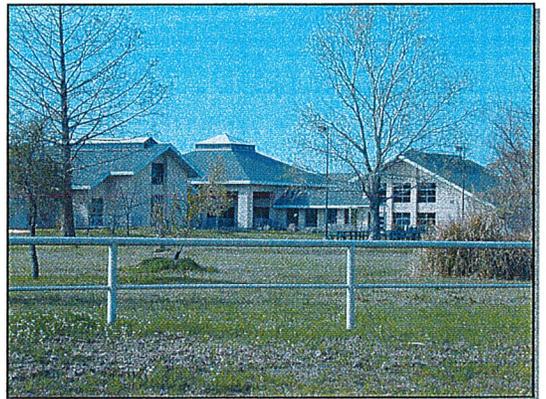


Illustration 2-16  
THE DISD ENVIRONMENTAL EDUCATION CENTER

## THE SEAGOVILLE FEDERAL CORRECTIONAL INSTITUTE<sup>2-3</sup>

Since its establishment, the Seagoville Federal Correctional Institute located on U.S. Highway 175 in Seagoville has undergone many changes in terms of the type of facility and the type of people held there. Its importance to the City lies principally in the steady employment and economic advantages it gives to Seagoville.

On October 10, 1940 this facility officially opened in Seagoville, and was initially named the *Federal Reformatory for Women*. The initial population had 50 inmates, with a maximum capacity of approximately 400. There were 50 staff members, with a possible 150 employees when the facility became fully operational.

In March of 1942, during World War II, the Seagoville facility's mission changed to a *Federal Detention Station* monitored by the United States Immigration and Naturalization Service (INS). German, Italian, and Japanese families were held there after they immigrated to the U.S. from their home countries; the federal government was attempting to alleviate concerns regarding interior threats to the U.S. by taking this action. On June 25, 1945, following the end of World War II, the Bureau of Prisons reopened the Seagoville facility, charging it with a new purpose of providing for minimum security male offenders. In 1969, the facility's mission changed to young, male offenders sentenced under the Youth Corrections Act. In 1979, the mission changed to a male *Federal Prison Camp*. Once a perimeter fence was installed in 1981, the facility was upgraded to the status of a *Federal Correctional Institution*.

Seagoville remains a Federal Correctional Institution currently, although the focus shifted slightly in February 1996 with the opening of a Federal Detention Center adjacent to the existing facility. A minimum security work camp (with 63 detainees currently) has also been established on the grounds, and two additional housing units have recently been constructed. The current inmate population at the Seagoville facility is 1,147 inmates. It is anticipated that this facility will continue to help Seagoville maintain a steady economy and to provide employment to local citizens.

<sup>2-3</sup> Information obtained from the Bureau of Prisons Website: [www.bop.gov](http://www.bop.gov).



Illustration 2-17  
THE SEAGOVILLE FEDERAL CORRECTIONAL INSTITUTE

*The Seagoville Federal Correctional Institute originally opened as the Federal Reformatory for Women, and was used as a federal detention center during WWII by the Immigration and Naturalization Service.*

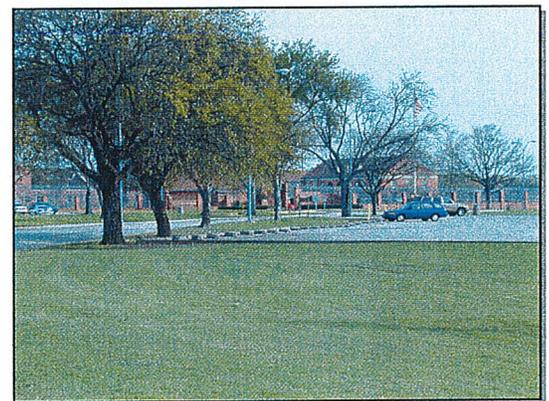
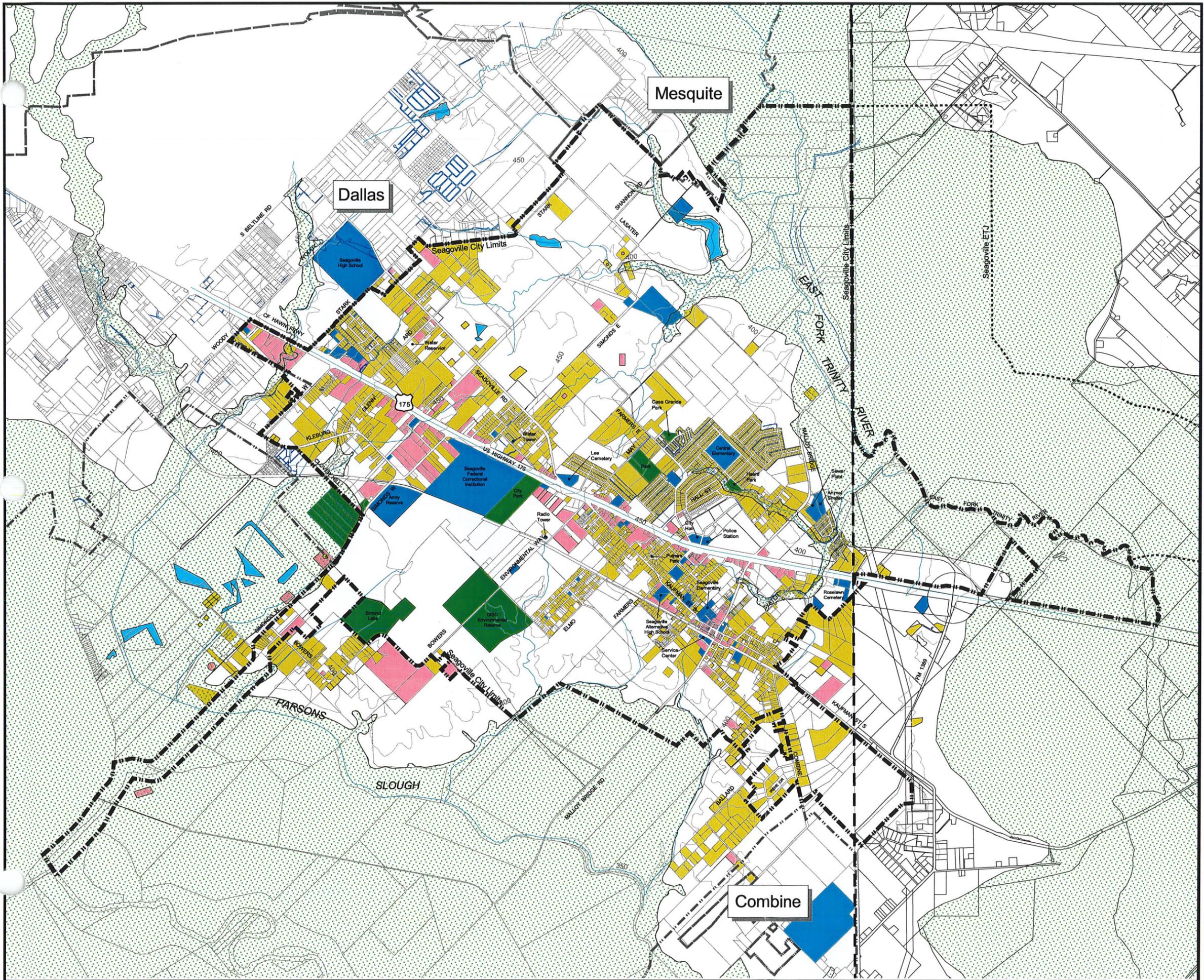


Illustration 2-18  
THE SEAGOVILLE FEDERAL CORRECTIONAL INSTITUTE

# Plate 2-2 Physical Factors

City of Seagoville, Texas  
Comprehensive Plan



### Physical Factors Legend

- Residential Areas
- Public/Semi-Public
- Parks
- Non-Residential Areas
- Vacant
- Floodplains
- Lakes

- Seagoville City Limits
- Seagoville ETJ
- Dallas/Kaufman County Line
- Surrounding City Limits



Dunkin Sefko & Associates, Inc.  
Urban Planning Consultants Dallas Texas  
Date: October 2002

## DEMOGRAPHIC PROFILE

As has been the case historically, the people who live and work in Seagoville will be the most important resource of the community. The following discussion is intended to provide insight into the historical and existing demographic characteristics of the City. Knowledge of these characteristics can help the City plan for projected population increases and expected growth patterns.

### Population

The trend in population change within the City of Seagoville since 1980 is reflected in **Table 2-1**. Seagoville has shown a steady increase in population during the past two decades, with a numerical population growth of over 3,000 people. In the last decade (1990 to 2000), however, the population of Seagoville had a slightly slower rate of growth than was experienced between 1980 and 1990.

**Table 2-2** shows the population growth of Dallas County during the same time period. Although the numerical change in population within the County is difficult to correlate with that of the City of Seagoville, the percent change is more comparable. Seagoville actually experienced at a larger percentage of growth than did Dallas County.

Another method of evaluating a community's percentage of growth within the region is to compare it to a larger regional area. Assuming that Dallas County is the region that is most influenced by Seagoville, and comparing its population to that of Seagoville since 1980 (**Table 2-3**), shows that Seagoville has been capturing a slightly increased percentage of the regional population each year. IF this trend continues, the City will become increasingly significant on a regional basis.

**Table 2-4** shows that Seagoville has maintained a steady upward growth since 1980 that is comparable with the growth of several surrounding cities. Crandall, located to the east of Seagoville, experienced the highest rate of growth in the area at an annual compounded rate of over six percent. Forney also grew at a relatively rapid rate at over four percent (annual compounded). Seagoville experienced the third-highest rate of growth at an

**Table 2-1**  
POPULATION CHANGE  
City of Seagoville, Texas

Year	Population	Population Change	Percent Change
1980	7,304	—	—
1990	8,962	1,658	22.7%
2000	10,823	1,861	20.8%

Source: U.S. Census

**Table 2-2**  
POPULATION CHANGE  
Dallas County, Texas

Year	Population	Population Change	Percent Change
1980	1,556,390	—	—
1990	1,852,810	296,420	19.0%
2000	2,218,899	366,089	19.8%

Source: U.S. Census

**Table 2-3**  
REGIONAL CONTRIBUTION  
City of Seagoville, Texas

Year	Population of Seagoville	Population of Dallas County	Percentage of Seagoville in Dallas County
1980	7,304	1,556,390	0.47%
1990	8,962	1,852,810	0.48%
2000	10,823	2,218,899	0.49%

Source: U.S. Census

annual compounded rate of just below two percent, which was greater than Terrell, Kaufman, and Balch Springs. Terrell actually experienced a decline between 1980 and 1990 (likely attributable to an undercount of patients at the State Hospital), according to the U.S. Census. While growth rates such as those experienced by Crandall and Forney are unusual, Seagoville may experience such growth in the coming years as the Dallas-Fort Worth Metroplex becomes increasingly urbanized.

**Table 2-4  
POPULATION CHANGE OF NEARBY COMMUNITIES  
1980-2000**

City	1980	1990	2000	Growth Percentage	Average Annual Compounded Growth Percentage
Terrell	13,225	12,490	13,606	2.88%	0.14%
Kaufman	4,658	5,251	6,490	39.33%	1.77%
Balch Springs	13,746	17,406	19,375	40.95%	1.73%
Forney	2,483	4,070	5,558	123.84%	4.11%
Crandall	831	1,652	2,774	233.81%	6.21%
<b>Seagoville</b>	<b>7,304</b>	<b>8,962</b>	<b>10,823</b>	<b>48.18%</b>	<b>1.99%</b>

Source: U.S. Census

## Household Size

The average household size in Seagoville (shown in **Table 2-5**) in 1990 was 2.83 persons per household and in 2000 it was 2.84 persons per household. The average household size for the City in 1990 and 2000 was slightly higher than the average household size for the state of Texas, which in 1990 was 2.73 persons per household and in 2000 was 2.74. Household size is important to consider when projecting what the future local population may be. This demographic characteristic would also be useful to the City in determining the impact of a large new residential development of City services and infrastructure. The average household size for Seagoville for 2000 is used within the *Future Land Use Plan* within calculations pertaining to population projections.

**Table 2-5  
HOUSEHOLD SIZE-1990 & 2000  
City of Seagoville & the State of Texas**

Year	Average Household Size in Seagoville	Average Household Size in Texas
1990	2.83	2.73
2000	2.84	2.74

Source: U.S. Census

## Age Distribution

The age composition of the population within a city can provide insight into the types of facilities and services that may need to be provided in the future. An analysis of age composition, among other population characteristics, can ensure that the Comprehensive Plan is tailored to meet Seagoville's needs in the

future. The age composition for Seagoville is shown in Table 2-6.

As shown in Table 2-6, all age group categories have increased in number, with the exception of the 85 years and older age group. However, many categories that show a numerical increase have decreased in their total percentages between 1990 and 2000. The largest numerical increase was within the 35 to 44 years category, while the largest percentage increase was within the 45 to 54 years category.

Table 2-6  
REGIONAL CONTRIBUTION-1990 & 2000  
City of Seagoville, Texas

Age Distribution	1990		2000		Numerical Change	Percentage Change
	Number	Percentage	Number	Percentage		
Under 5 years	697	7.8%	751	6.9%	54	-0.8%
5 to 9 years	570	6.4%	800	7.4%	230	1.0%
10 to 14 years	742	8.3%	803	7.4%	61	-0.9%
15 to 19 years	531	5.9%	714	6.6%	183	0.7%
20 to 24 years	722	8.1%	763	7.0%	41	-1.0%
25 to 34 years	1,726	19.3%	1,977	18.3%	251	-1.0%
35 to 44 years	1,499	16.7%	1,940	17.9%	441	1.2%
45 to 54 years	883	9.9%	1,292	11.9%	409	2.1%
55 to 59 years	409	4.6%	454	4.2%	45	-0.4%
60 to 64 years	308	3.4%	353	3.3%	45	-0.2%
65 to 74 years	482	5.4%	563	5.2%	81	-0.2%
75 to 84 years	252	2.8%	320	3.0%	68	0.1%
85 years and over	141	1.6%	93	0.9%	-48	-0.7%
<b>Total</b>	<b>8,962</b>	<b>100.0%</b>	<b>10,823</b>	<b>100.00%</b>	<b>1,861</b>	<b>—</b>
<i>Median Age</i>	<i>To Be Added</i>		<i>32.9 years</i>		<b>—</b>	<b>—</b>

Source: U.S. Census

## Race & Ethnic Composition

Table 2-7 shows race and ethnic composition for the City of Seagoville for 1990 and 2000. The *White/Caucasian* category and the *Hispanic Origin* category have experienced the most change; the *White/Caucasian* category has decreased by almost seven percent, while the *Hispanic Origin* category has increased by approximately the same amount. The *Black/African-American* category and the *Other* category have both experienced relatively large increases, at 1.28 percent and 2.64 percent, respectively.

Table 2-7  
RACE & ETHNIC COMPOSITION-1990& 2000  
City of Seagoville, Texas

Race/Ethnicity	1990		2000	
	Number	Percent <sup>(1)</sup>	Number	Percent <sup>(1)</sup>
Asian or Pacific Islander	49	0.55%	69	0.64%
American Indian, Eskimo, or Aleut	56	0.62%	81	0.75%
Black/African-American	747	8.34%	1,041	9.62%
White/Caucasian	7,656	85.43%	8,524	78.76%
Other Race	461	5.14%	842	7.78%
Hispanic Origin <sup>(1)</sup>	982	10.96%	1,905	17.60%

<sup>(1)</sup> Percent based upon total population of 8,962 persons; due to the inclusion of Hispanic origin in any race percent, total will not equal 100.0%.

Source: U.S. Census.

## Educational Attainment

Trends relative to the educational level of a population generally indicate the skill and abilities of the residents of the community. Although U.S. Census information pertaining to educational attainment for 2000 was unavailable, information for 1990 is contained within **Table 2-8**. In 1990, over 37 percent of the people in Seagoville had attained a high school diploma, and almost 18 percent had some college education. Almost nine percent had at least an *Associate Degree*. It should be noted that Seagoville is located such that its citizens have easy access to numerous institutions of higher learning, including two campuses of the Dallas County Community College District, Eastfield College in the city of Mesquite and Cedar Valley College in the city of Lancaster.

**Table 2-8**  
**EDUCATIONAL ATTAINMENT-1990**  
 City of Seagoville, Texas

Level Attained	Number of Persons	Percentage of Total
Less Than High School	2,379	36.3%
High School Graduate	2,438	37.2%
Some College, No Degree	1,162	17.7%
Associate Degree	172	2.6%
Bachelor's Degree	250	3.8%
Graduate or Professional Degree	157	2.4%
<b>Total</b>	<b>6,558</b>	<b>100.0%</b>

Source: U.S. Census

## EXISTING LAND USE

Providing for the orderly and efficient use of land should be a major planning consideration in Seagoville. In order to more accurately assess the City's future land use needs, an analysis of present land use patterns is important. The patterns of land uses that exist today within the City of Seagoville have evolved to satisfy the requirements of the community as it grew. The activities of the residents of a city create a need for residential, retail, commercial, recreational, office and industrial areas, as well as an efficient thoroughfare system. Growth and development occurring within Seagoville in the future will require the conversion of vacant and agricultural land to more intensified urban uses. The conversion process and how it occurs will be very important to the City in that it is one of the factors that will determine the community's future urban form. It will not only have an impact upon how Seagoville develops economically, but the relationships of existing and future land uses will shape the character and livability of the community for many years to come. Likewise, these relationships will be reflected in the provision of services and facilities throughout the community. An orderly and compact land use arrangement can be served more easily and efficiently than a random and scattered association of unrelated uses.

In order to analyze the land use trends within Seagoville, a field survey was conducted during the preparation of this Plan. Using accepted survey methodologies and land use categories, a comparison of existing land uses can be made. **Table 2-9** shows the existing land use composition for Seagoville in 2001. Today, many portions of the City are still not urbanized and some additional development can be

*In order to more accurately assess the City's future land use needs, an analysis of present land use patterns is important.*

**Table 2-9**  
**EXISTING LAND USE-2001**  
City of Seagoville, Texas

LAND USE CATEGORY	Acres	Percent of Developed Land <sup>(1)</sup>	Percent of Total Land <sup>(2)</sup>	Number of Acres Per 100 People <sup>(3)</sup>
Residential Use	1,382.6.6	55.0%	13.3%	12.77
<i>Single-Family</i>	1,239.5	49.3%	11.9%	11.45
<i>Duplex/Townhome</i>	5.1	0.2%	0.0%	0.05
<i>Multi-Family</i>	21.2	0.8%	0.2%	0.20
<i>Manufactured Home</i>	116.8	4.7%	1.1%	1.08
Parks/Open Space <sup>(4)</sup>	664.4	24.7%	6.0%	6.14
Public/Semi-Public	199.0	7.9%	1.9%	1.84
Office	9.0	0.4%	0.1%	0.08
Retail	40.0	1.6%	0.4%	0.37
Commercial	235.8	9.4%	2.3%	2.18
Industrial	25.0	1.0%	0.2%	0.23
<b>TOTAL DEVELOPED</b>	<b>2,348.0</b>	<b>100.0%</b>	<b>24.0 %</b>	<b>23.21</b>
Vacant/Undeveloped <sup>(5)</sup>	7,922.3	—	76.0%	73.20
<b>TOTAL WITHIN CITY LIMITS</b>	<b>10,392.8</b>	<b>—</b>	<b>100.0%</b>	<b>96.03</b>

<sup>(1)</sup> Approximately 2,348 acres.

<sup>(2)</sup> Approximately 10,392.8 acres.

<sup>(3)</sup> Based on U.S. Census 2000 population of 10,823 people.

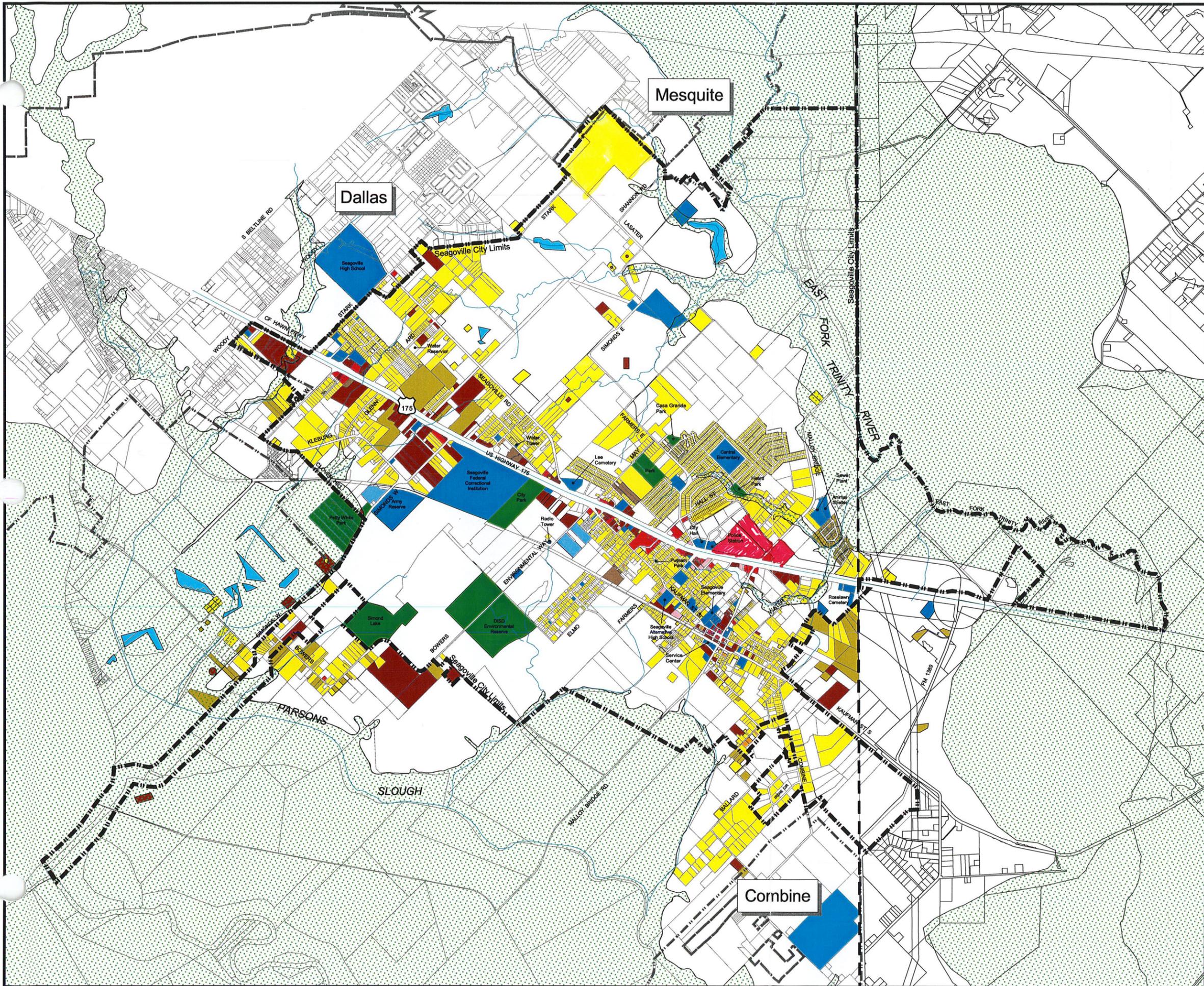
<sup>(4)</sup> 44 acres within Petty White Park are outside the City limits and are not included in the total. Also includes the Dallas Environmental Center (500 acres) and Simond Lake (60 acres).

<sup>(5)</sup> Vacant land includes existing rights-of-way.

Source: Dunkin, Sefko & Associates, Inc.

# Plate 2-3 Existing Land Use

City of Seagoville, Texas  
Comprehensive Plan



### Existing Land Use Legend

- Single-Family
  - Duplex
  - Town Home
  - Multi-Family
  - Manufactured Home
  - Public/Semi-Public
  - Parks
  - Retail
  - Commercial
  - Office
  - Industrial
  - Vacant
  - Floodplain
- 
- Seagoville City Limits
  - Surrounding City Limits
  - County Line



Dunkin Sefko & Associates, Inc.  
Urban Planning Consultants Dallas Texas  
Date: October 2002

expected to occur in those areas, with the exception of the undeveloped floodplain areas. **Plate 2-3** shows a general representation of the existing land use pattern in Seagoville as of the spring 2001; this plate correlates to the information contained within **Table 2-9**.

## Land Use Survey Methodology

For the purpose of gaining this existing land use information, a parcel-by-parcel land use survey was conducted by automobile for all areas within the existing City limits of Seagoville. Each parcel was color-coded and documented according to the following categories:

### RESIDENTIAL USES

*Single-Family Residences:* One-family dwellings and related accessory buildings.

*Two-Family Residences:* Duplex/townhome dwellings and related accessory buildings.

*Multiple-Family Residences:* Apartments, rooming houses & related buildings.

*Manufactured Homes:* A manufactured home located on a lot or parcel and used as a dwelling.

### PUBLIC, SEMI-PUBLIC AND RELATED USES

Schools, Churches, Cemeteries and Public Buildings.

### PARKS AND OPEN SPACES:

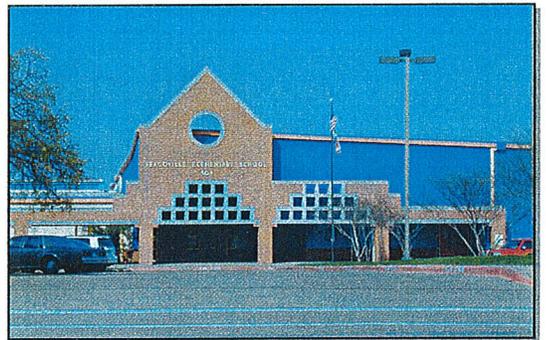
Parks, Playgrounds and Public Open Space.

### OFFICE USES

Professional/Administration, doctors, dentists, real estate, architects, accountants, secretarial service, offices, etc.



*Illustration 2-19*  
A SINGLE-FAMILY RESIDENCE IN SEAGOVILLE



*Illustration 2-20*  
A PUBLIC LAND USE IN SEAGOVILLE



*Illustration 2-21*  
A PARK/OPEN SPACE LAND USE IN SEAGOVILLE

## RETAIL USES

Retail stores, shops and personal service establishments, shopping centers, service stations and any associated off-street parking facilities.

## COMMERCIAL USES:

Commercial amusements, building materials yards, automobile garages and sales lots, automobile body repair, warehouses, telecommunications/broad-casting towers and facilities, wholesale establishments, sale of used merchandise and welding shops. Such uses generally have a need for open storage areas.

## INDUSTRIAL USES

*Light Industry:* Light processing, storage, light fabrication, assembly and repairing.

## STREETS AND ALLEYS:

Land dedicated to public use for street and alley rights-of-way, whether open or closed to use.

## VACANT AND AGRICULTURAL USES

Vacant land having no apparent use or land used for agricultural purposes (ranching or farming).

## Existing Land Use Analysis

### DEVELOPED ACREAGE WITHIN SEAGOVILLE

As **Table 2-9** shows, a large percentage of the developed land within the City, approximately 55 percent, is consumed by residential land uses. Of that 55 percent, over 49 percent is attributable to single-family uses. In fact, of all the types of land use within Seagoville, single-family residential land use accounts for the highest amount of developed acreage at over 1,239 acres out of a total of approximately 2,348 developed acres. Another type of land use that consumes a large amount of land in the City is public/semi-public land use, which accounts for approximately

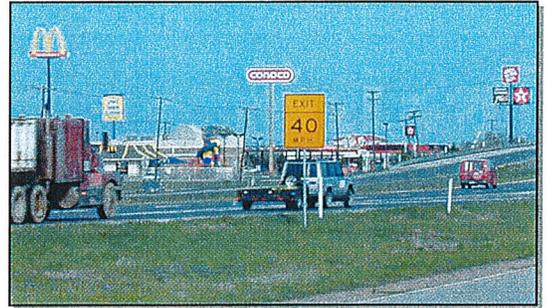


Illustration 2-22  
NONRESIDENTIAL USES IN SEAGOVILLE



Illustration 2-23  
NONRESIDENTIAL USES IN SEAGOVILLE

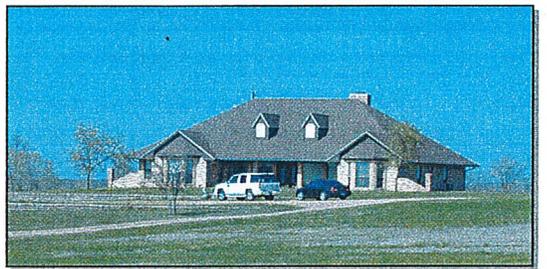


Illustration 2-24  
A SINGLE-FAMILY RESIDENCE IN SEAGOVILLE

eight percent the developed acreage in Seagoville. Also important to note is the relatively low percentage of developed land that is currently used for office, retail or industrial purposes, which together equal approximately three percent of the developed land within Seagoville. This is a small amount, especially in comparison to the amount of developed land used for commercial development, which accounts for just over nine percent.

*A large percentage of the developed land within the City, approximately 55 percent, is consumed by residential land uses. Of that 55 percent, over 49 percent is attributable to single-family uses.*

### TOTAL ACREAGE WITHIN SEAGOVILLE AND THE EXTRATERRITORIAL JURISDICTION (ETJ)

Approximately 24 percent of the total acreage within Seagoville is developed and/or can be categorized as having a land use other than vacant or undeveloped. The amount of developed acreage will be significant to the future growth of Seagoville. Although it appears from **Table 2-9** that there are approximately 7,922 acres that could be developed within the current City limits, 2,359 acres of that acreage is actually designated as floodplain, and therefore will not be able to be developed in the future.

Seagoville’s extraterritorial jurisdiction (ETJ) is generally any land that falls within a one-mile radius of the City limits; the exception to this is any land that has already been allocated to the City limits or ETJ of a neighboring city, such as Mesquite or Combine. Seagoville’s ETJ currently is approximately 2,932 acres, or approximately 4.6 square miles, of which approximately 2,894 acres are designated as floodplain and are not developable (as **Table 2-10** shows). Given that the City itself is approximately 10,393 acres (approximately 16 square miles), Seagoville’s total jurisdiction encompasses 13,202 acres, which is 20.6 square miles. The City can expand its boundaries through annexation of any adjacent portion of its ETJ; therefore, the City of Seagoville could eventually include all of the current ETJ area. The City could also grow geographically beyond its current ETJ boundaries, assuming that additional land area would be available in the future and would not be previously encompassed by another city or their respective ETJ. It should be noted that Seagoville may become land-locked in the future, meaning that the expansion of the City limits will become impossible with the geographic growth of cities in the area consuming all the land surrounding Seagoville.

**Table 2-10  
FLOODPLAIN AREA & JURISDICTIONAL AREA  
City of Seagoville, Texas**

Area	Acreage	Square Miles
Floodplain Area Within the City of Seagoville	2,359	3.7
Other Acreage Within the City of Seagoville	8,034	12.3
Floodplain Area Within the City of Seagoville Extraterritorial Jurisdiction (ETJ)	2,894	4.5
Other Acreage Within the City of Seagoville Extraterritorial Jurisdiction (ETJ)	38	0.1
<b>Total Jurisdiction of Seagoville</b>	<b>13,324</b>	<b>20.8</b>

Source: Dunkin, Sefko & Associates, Inc.

Recommendations about the way in which currently vacant acreage should be developed - that is, what type of land use is most appropriate to plan for - are contained within the *Future Land Use Plan* section. It is important to note that due to the small amount of land left undeveloped within Seagoville's existing City limits and to the fact that much of the ETJ is designated as floodplain, Seagoville will likely not be able to accommodate much additional population; this will also be discussed further within the *Future Land Use Plan* section.

*It is important to note that due to the small amount of land left undeveloped within Seagoville's existing City limits and to the fact that much of the ETJ is designated as floodplain, Seagoville will likely not be able to accommodate much additional population.*

## CURRENT LAND USE DENSITIES

Another method of analyzing land use is by examining current land use densities - that is, establishing how much land is being consumed for each type of land use by the current population. As **Table 2-9** shows, this information is provided by establishing how many acres are being used per 100 people. The 2000 U.S. Census population number for Seagoville of 10,823 people was used within this calculation.

*The relatively dense development pattern found in Seagoville is a characteristic that is found within many older cities in Texas; this is not typical of truly "suburban" communities.*

The density of single-family residential land use is 12.77 acres per 100 persons, or 0.1277 acres for each person in the City. This indicates a relatively dense development pattern, which is a characteristic that is found within many older cities in Texas. Truly suburban communities tend to develop such that their residential density is lower, while historic cities like Seagoville have higher residential density. The small lots that were developed in the heart of Seagoville during the early days of the City's settlement likely contribute in large part to the more dense development pattern still seen today.

A relatively large amount of land (664.4 acres) is categorized as Parks/Open Space, which calculates into approximately 6.14 acres of park/open space for every 100 people in the City. This is much higher than the recommended National Recreation and Park Association (NRPA) standard of 1.7 acres per 100 persons; however, it should be noted that both Simonds Lake, which is approximately 60 acres, and the Dallas Independent School District's Environmental Education Center, which accounts for 500 acres, have been designated as Parks/Open Space land use, and are contributing to this high number of acres per 100 persons. Basic park acreage in Seagoville is approximately 104 acres, 44 acres of which is City-owned land that is actually outside the City limits (Petty White Park). The 104 acres of parkland calculates

*Simonds Lake, which is approximately 60 acres, and the Dallas Independent School District's Environmental Education Center, which accounts for 500 acres, have been designated as Parks/Open Space land use.*

into approximately 0.96 acres per 100 people, which is below the NRPA standard. An adequate amount of park/open space area has become increasingly important to communities in recent years due to the fact that this characteristic has become one of the prime indicators of the local quality of life. Further discussion of the park system in Seagoville is contained within the *Parks, Recreation & Open Space Assessment*, Section 6.

Also important to note is the ratio of public uses to the population. A high ratio is representative of a community that provides a high amount of public services to the citizenry. This is the case in Seagoville, with 1.8 acres per 100 persons allocated to *Public/Semi-Public* uses. As the population of Seagoville increases, this high ratio will have to be considered, particularly due to the fact that in general, an increased number of people want an increased number of community amenities and services. Further discussion of the public facilities provided in Seagoville is contained within the *Public Facilities Plan*, Section 8.

Especially noteworthy is the relationship of retail uses to the overall population. Retail demand usually ranges from 0.3 to 0.4 acres per 100 persons on the low end to 0.6 to 0.7 acres per 100 persons on the high end; 0.5 acres per 100 persons is generally accepted as around average. A low number indicates that the residents are spending retail dollars elsewhere, and that other areas are capturing retail sales from Seagoville. The City has a small amount of retail acres, specifically 0.37 retail acres per 100 persons, compared to the accepted average of 0.5 retail acres per 100 persons. This is relatively low considering Seagoville's location along U.S. Highway 175, and should be a consideration when designating areas for retail land use during the future land use planning process; this will be discussed in detail within the *Future Land Use Plan* section.

## General Land Use Characteristics

The following section summarizes features of Seagoville's existing land use pattern:

- ♦ The predominant land use in the City is *Single-Family Residential*.
- ♦ Residential development seems to be occurring more towards the northern City limits, north of U.S. Highway 175.

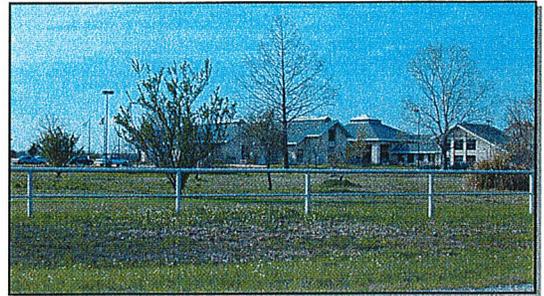


Illustration 2-25  
THE DISD ENVIRONMENTAL EDUCATION CENTER

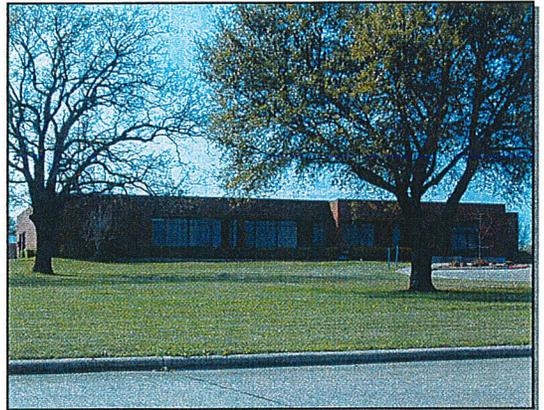


Illustration 2-26  
THE SEAGOVILLE CITY HALL – A PUBLIC LAND USE

- ♦ There are very few areas used for *Duplex/Townhome* development or *Multi-Family* development currently.
- ♦ A major *Park/Open Space* use is the Environmental Education Center, owned and operated by the Dallas Independent School District (DISD).
- ♦ The floodplain areas within the City encompass 2,359 acres and provide opportunities for future public open spaces within the City, but will likely limit development in the future.
- ♦ The City will need more park/open space to accommodate the existing as well as the future population.
- ♦ A major *Public/Semi-Public* use is the Seagoville Federal Correctional Institute.
- ♦ Nearly all of Seagoville's nonresidential uses are located along, or in close proximity to, U.S. Highway 175 and Kaufman Street.
- ♦ Retail land use is located primarily along U.S. Highway 175 and in the City's downtown area; retail land use is less than could likely be supported by the local population and the regional population that has access to Seagoville via U.S. Highway 175.
- ♦ There is limited development of office and industrial land uses within the City.
- ♦ The ETJ is approximately 2,932 acres, of which 2,894 acres are designated as floodplain. The ETJ area is limited by surrounding cities.

*The floodplain areas within the City encompass 2,359 acres and provide opportunities for future public open spaces within the City, but will likely limit development in the future.*

*Retail land use is less than could likely be supported by the local population and the regional population that has access to Seagoville via U.S. Highway 175.*

*2,894 acres of the ETJ, which is a total of approximately 2,932 acres, are designated as floodplain*

## EXISTING HOUSING

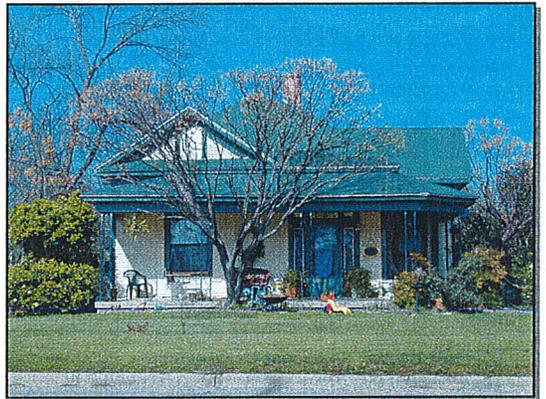
Quality of housing and the appreciation of housing values are very important planning considerations. Among the factors influencing the desirability of Seagoville as a place to live, and affecting the potential for future development of various portions of the City and surrounding area, is the condition of existing housing and the quality of the residential neighborhoods they form. The community has an interest in the ability to attract new industry/businesses and new residents, as well as provide adequate habitation for its residents.

The quality of housing in Seagoville is an important consideration in the evaluation of the adequacy of the existing housing stock, and in estimating future housing requirements. The condition of housing within an area also influences the attractiveness of investment in new or remodeled dwelling units. Normally, residents of a neighborhood area, which consists of well maintained, sound housing units with school facilities within a reasonable distance, convenient parks and open space, adequate streets and good sanitation and drainage, and other features that make up a sound neighborhood, will reflect minimum health, economic and social problems. In contrast, a blighted or partially blighted area, where many of the above listed elements are either nonexistent or poorly provided, will likely present a greater number of problems to the community and the residents.

Analysis of residential neighborhood areas assists in defining any existing problems or deficiencies that are related to the physical features found within the surrounding environment. It further provides a basis for determining proper directive measures required for bringing specific areas into acceptable community standards. For sound neighborhood areas it is appropriate to establish the goals or standards that will emphasize continuation of existing characteristics contributing to the present desirable physical condition. The following sections outline the various characteristics of Seagoville's housing supply.



*Illustration 2-27*  
A SINGLE-FAMILY RESIDENCE IN SEAGOVILLE



*Illustration 2-28*  
A SINGLE-FAMILY RESIDENCE IN SEAGOVILLE

## Number of Dwelling Units

The total number of dwelling units in Seagoville has increased between 1990 and 2000, while the household size has gradually decreased (see **Table 2-11**). As can be expected, the increase in housing units has followed a trend similar to that established by the City's population during the same period. The largest housing increase occurred between 1980 and 1990, with almost 1,000 new units.

## Type of Dwelling Units

In 2001, a housing inventory was conducted for the City of Seagoville in conjunction with the land use survey. **Table 2-12** shows the number of dwelling units within the existing City limits by dwelling unit type as of the year 2001, and also shows comparison with dwelling units existing in 1990 according to the U.S. Census. As was discussed within *Existing Land Use*, Seagoville is still predominantly a single-family community with approximately 66 percent of the total dwelling units being single-family detached residences. Though the City has increased in the total number and percentage of manufactured homes, with a total of 914 units and 24 percent in 2001. About 9 percent of the total housing structures in the City are multi-family; this is a reasonable percentage of the overall dwelling units in Seagoville.

## 2000 Housing Inventory

A housing inventory was also conducted for the purpose of determining the physical condition of housing and identifying any blighted areas. Each structure was classified according to visible exterior physical conditions. Four categories of condition were used, as described below:

### TYPE 1: *Good and sound condition*

Structures placed in this category were either new or older housing units being maintained and in sound physical condition.

**Table 2-11**  
**TOTAL NUMBER OF DWELLING UNITS**  
City of Seagoville, Texas

Year	Number of Dwelling Units	Persons Per Household
1980	2,516	2.89
1990	3,332	2.83
2000	3,608	2.84
2001 <sup>(1)</sup>	3,752 <sup>(1)</sup>	—

<sup>(1)</sup>Dunkin, Sefko & Assoc., Inc., Land Use Survey, conducted in 01/2001.

Source: U.S. Census

**Table 2-12**  
**TOTAL NUMBER OF DWELLING UNITS**  
City of Seagoville, Texas

Housing Type	1990		2001 <sup>(1)</sup>	
	Number	Percent	Number	Percent
Single-Family	2,075	62.3%	2,462	65.6%
Duplex/ Town Home	154	4.6%	30	0.8%
Multiple-Family	294	8.8%	346	9.2%
Manufactured Home	555	16.7%	914	24.4%
Other	254	7.6%	—	—
<b>TOTAL</b>	<b>3,332</b>	<b>100.0%</b>	<b>3,752</b>	<b>100.0%</b>

<sup>(1)</sup>Dunkin, Sefko & Assoc., Inc., Land Use Survey, conducted in 01/2001.

Source: U.S. Census

**TYPE 2: *Housing in need of minor repair***

These structures included those needing minor maintenance that could be performed by the occupant, and generally included painting of trim or exterior surfaces, replacement of small trim areas, or other similar minor repairs.

**TYPE 3: *Housing in need of major repairs***

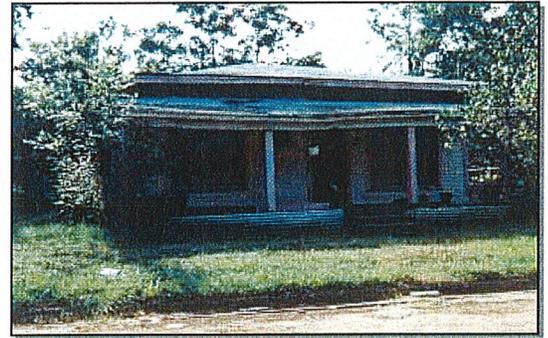
Structures placed in this category were those needing repairs that would not normally be performed as annual maintenance by the occupant. Generally, the structures placed in this category were in various stages of deterioration and showed signs of sagging roofs, missing shingles and similar major repairs.

**TYPE 4: *Dilapidated***

When a structure was considered to be inadequate as a dwelling unit and major structural deficiencies were apparent, it was placed in the dilapidated category.

Data obtained from the field survey provides a basis for evaluating existing housing conditions and any factors influencing blight. Analysis of existing conditions serves to guide the measures needed to either preserve or physically upgrade the overall housing inventory, if necessary. The results of the field survey are shown in **Table 2-13**, which correlates to the graphic representation of housing condition shown on **Plate 2-4**.

As can be seen from **Table 2-13**, almost 96 percent of the housing in Seagoville is in good condition (Type 1) or is in need of only minor repairs (Type 2). Only about four percent of the housing stock is of the Type 3 or Type 4 category. It is important to recognize, however, that the Type 2 housing units will need specific attention in the coming years. This category contains almost 20 percent of the single-family and duplex dwelling units in Seagoville. If these structures are neglected, they could regress into the third condition category (Type 3) and potentially cause the beginning of blighted areas. Overall, Seagoville's housing stock can be generally considered structurally sound. It is evident though that some maintenance and rehabilitation programs will be necessary to make sure that Type 2 housing does not deteriorate further. Compared to many cities, Seagoville has very few dilapidated structures, that is, it has very few structures in need of major repairs.



*Illustration 2-29*  
AN EXAMPLE OF A DILAPIDATED RESIDENTIAL STRUCTURE  
(NOT LOCATED IN SEAGOVILLE)

**Table 2-13**  
**HOUSING CONDITION-2001**  
City of Seagoville, Texas

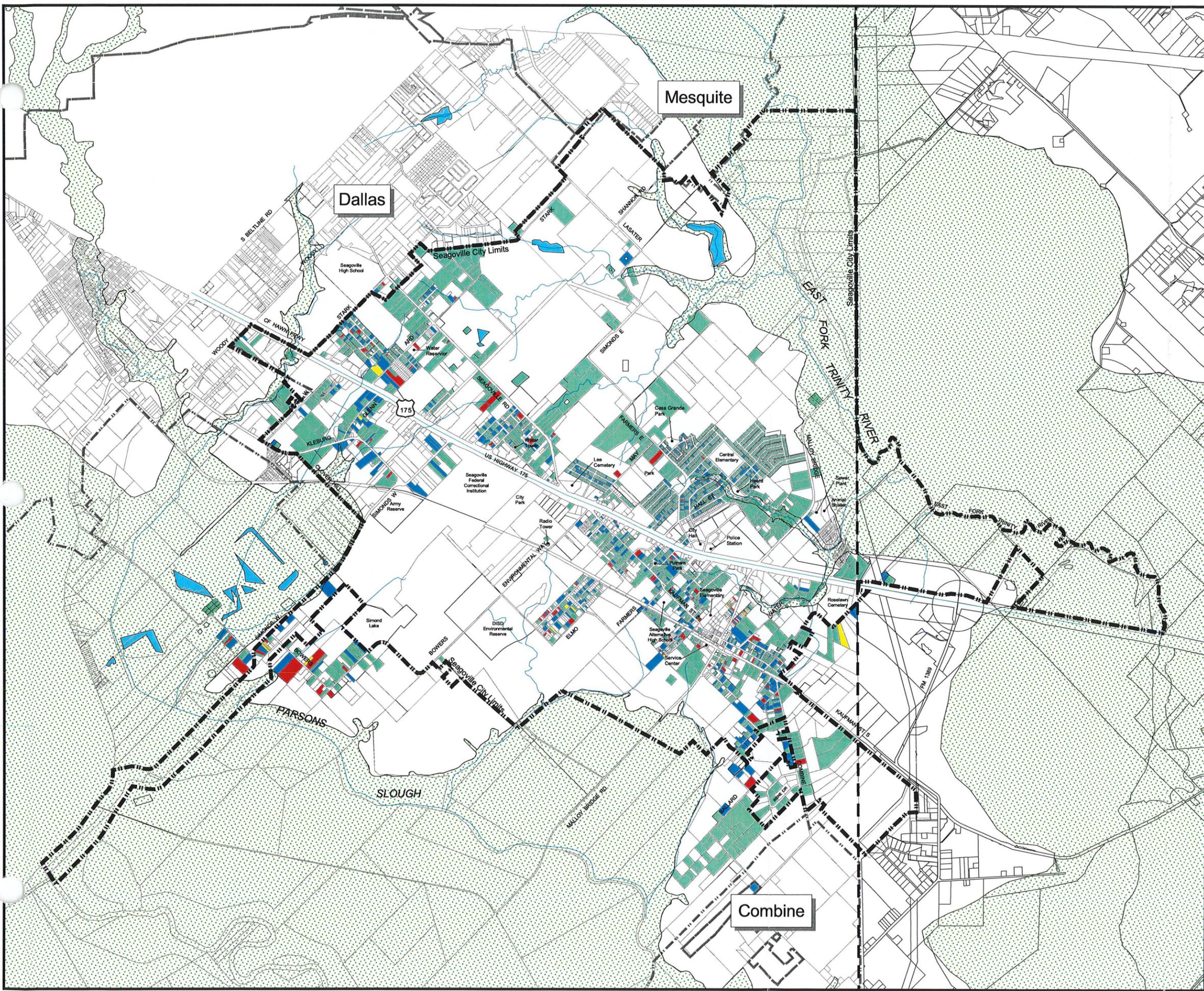
Structure Type	Number <sup>(1)</sup>	Percent
Type 1	1,902	76.32%
Type 2	487	19.54%
Type 3	80	3.21%
Type 4	23	0.92%
<b>TOTAL</b>	<b>2,492</b>	<b>100.00%</b>

<sup>(1)</sup> Includes single-family, duplex and townhome dwelling units.

Source: Dunkin, Sefko & Assoc., Inc., Land Use Survey, conducted in 01/2001.

# Plate 2-4 Housing Conditions

City of Seagoville, Texas  
Comprehensive Plan



**Housing Conditions Legend**

- Sound
- Minor Repair Needed
- Major Repair Needed
- Dilapidated
- Floodplain

Seagoville City Limits

Surrounding City Limits

County Line



Dunkin Sefko & Associates, Inc.  
Urban Planning Consultants Dallas Texas  
Date: October 2002



# COMPREHENSIVE PLAN 2002

## Section 3: Goals & Objectives

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## INTRODUCTION

What should Seagoville be like in the year 2010 or 2020? The Comprehensive Plan establishes goals and objectives (and ultimately will contain implementation-oriented policies) that will help to shape and direct growth and development for the next ten years and beyond. The Plan is based upon a shared vision of the citizenry and stakeholders of what Seagoville should and will become. The City's Vision Statement established through this comprehensive planning process is as follows:

*It is the vision of Seagoville to be a City recognized for being a close-knit community of families from all walks of life that is proud of its strong history, local neighborhoods, recreational opportunities, economic development opportunities, and small-town environment.*

The following goals and objectives have been developed to guide the community's vision of itself as it grows, matures, and ultimately attains its anticipated build-out configuration. They establish a framework for specific actions (i.e., policies), to be conceived during later phases of the comprehensive planning process, that will help the citizens and stakeholders of Seagoville achieve their ultimate vision of the City's future.

## CRITICAL ISSUES

The focus of discussion at several Steering Committee meetings centered around the issues that Steering Committee members felt were most important facing Seagoville now and those that will be most important in the future. **General Conclusions** obtained through the discussions (and the questionnaire circulated) were:

- ♦ **Elements about the City that are liked or considered positive:**
  - The rural, small town atmosphere,
  - Its proximity to Dallas,
  - Its proximity to major highways (e.g., Interstate Highway 20, U.S. Highway 175),
  - The strong school district (DISD), and
  - The friendly citizens.



Illustration 3-1  
SEAGOVILLE WELCOME SIGN

*Steering Committee members felt were most important facing Seagoville now and those that will be most important in the future. These were divided by topic and led to the Goals & Objectives established for this Comprehensive Plan.*

♦ **Elements about the City that are considered to be challenges:**

- The need to leave Seagoville to go to retail stores and restaurants,
- The amount of manufactured housing,
- The need for improved residential subdivisions,
- The need for an increased amount of “significant” businesses,
- The need to improve major corridors,
- The need to widen streets,
- The need for improved City services, specifically water, sewer, and roadways,
- The need for increased retail uses to increase the local tax base,
- The need to “clean up” the City,
- Current zoning and development practices (the need for clarification – too much left to interpretation), and
- The need for increased parks and recreational facilities.

*Other issues identified by Steering Committee members included:  
 A need for improved residential subdivisions,  
 A need for increased local business,  
 A need for improved major corridors, and  
 A need for an increased number of parks and recreational facilities.*

Finally, Steering Committee members were asked to **identify the top three issues facing Seagoville that will affect it the most in the future**. They are as follows, in order of most to least responses by Steering Committee members:

- 1.) Infrastructure (roadways, water, wastewater),
- 2.) Recreational facilities (especially a community center facility),
- 3.) Code enforcement,
- 4.) Retail uses (i.e., increased tax base)/economic development,
- 5.) Traffic on existing thoroughfares,
- 6.) Controlled growth,
- 7.) Zoning and future land uses,
- 8.) Need for transitional land uses to protect residential areas,
- 9.) Lack of large lots with large homes,
- 10.) Increased City staff, especially police.

*The top three issues identified by Steering Committee members were:  
 1. Infrastructure,  
 2. Recreational Facilities, and  
 3. Code Enforcement.*

## GOALS AND OBJECTIVES

It should be noted that in the context of the Comprehensive Plan,

**Goals** are considered to be general statements concerning an aspect of the City's desired ultimate physical, social and/or economic environment. Goals set the tone for development decisions in terms of the citizens' desired quality of life;

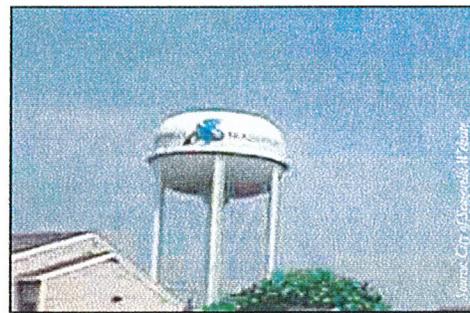
**Objectives** express the kinds of action that are necessary to achieve the stated goals without assigning responsibility to any specific action; and,

**Policies** will clarify the exact position of the City regarding a specific objective, and will encourage particular courses of action for the community to undertake to achieve the applicable stated objective. (Policies are associated with Plan recommendations, and therefore they are included within each subsequent section of this Comprehensive Plan).

In response to the discussion and the issues identified at the last Steering Committee meeting, preliminary goals and objectives have been formulated pertaining to the following major areas:

- ◆ Infrastructure & Utility Systems,
- ◆ Parks & Open Space,
- ◆ Quality of Life,
- ◆ Economic Development,
- ◆ Fiscal Responsibility,
- ◆ Transportation & the Thoroughfare Network,
- ◆ Physical Form of the City,
- ◆ Housing & Community Livability, and,
- ◆ Public Services & Facilities.

*The following goals and objectives have been developed to guide the community's vision of itself as it grows, with*  
**GOALS** as general statements, and  
**OBJECTIVES** as expressions of specific actions.



*Illustration 3-2*  
 SEAGOVILLE'S ELEVATED TANK

## Infrastructure & Utility Systems

{Relates to the #1 issue identified by Steering Committee members.}

**GOAL 1:** Ensure that utility and infrastructure systems (e.g., water supply, wastewater treatment, storm drainage, etc.) will adequately serve present and future residents and businesses.

### OBJECTIVES:

- 1.01 Define standards for adequate service levels for public utility infrastructure systems:
  1. Water treatment, storage and distribution;
  2. Wastewater collection and treatment;
  3. Storm water/drainage management.
- 1.02 Provide utilities and infrastructure for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible.
- 1.03 Develop a set of capital recovery tables/schedules that will ensure the above-listed utility services are fiscally maintained for all customers.
- 1.04 Encourage new development to occur within areas that are already served by necessary utilities/infrastructure, or where utility extensions can be realistically provided.
- 1.05 Use the *Future Land Use Plan* and future land use projections in conjunction with City zoning regulations to help plan where infrastructure improvements will be needed.
- 1.06 Encourage private/franchise utilities (e.g., telephone, gas, electricity, cable TV, etc.) to provide service to newly developing areas as quickly and efficiently as possible, and to place utility lines underground and within shared conduits, wherever possible.
- 1.07 Update capital recovery mechanisms and/or establish new capital recovery mechanisms for the City to recoup costs associated with infrastructure needed to serve new

*Infrastructure was identified as the number one issue facing Seagoville.*

*Goal 1:  
Ensure that utility and infrastructure systems (e.g., water supply, wastewater treatment, storm drainage, etc.) will adequately serve present and future residents and businesses.  
There are 10 objectives that have been identified to further this goal.*

developments (e.g., impact and other capital recovery fees, etc.).

- 1.08 Use the development review process to help coordinate development with the provision of essential public infrastructure and utilities.
- 1.09 Consider development of guidelines and other mechanisms that will help to ensure that storm water runoff will not adversely affect floodplains and/or surrounding properties, or other properties. Guidelines should also be complimentary to development density objectives.
- 1.10 Coordinate efforts with other agencies and entities (e.g., applicable water and utility districts, etc.) to ensure the long-term provision of adequate utility commodities and services for Seagoville's residents and businesses.

*The provision of parks and open space was identified as the second most important issue facing Seagoville.*

## Parks & Open Space

{Relates to the #2 issue identified by Steering Committee members.}

### GOAL 2: Develop a comprehensive Park & Open Space Master Plan.

#### OBJECTIVES:

- 2.01 Meet the City's variety of recreational needs, including the need for neighborhood and community parks, as well as the need for recreation facilities.
- 2.02 Ensure that all areas of the City are considered within the *Park & Open Space Master Plan*, including the City's ETJ area.
- 2.03 Coordinate efforts with the Dallas Independent School District, whenever possible.
- 2.04 Ensure that the *Park & Open Space Master Plan* is capable of securing grant funds from the Texas Parks and Wildlife Department for the purpose of funding recommendations within the *Park & Open Space Master Plan*.



*Illustration 3-3*  
CENTRAL PARK – CURRENTLY UNDER CONSTRUCTION FOR IMPROVEMENTS

*Goal 2:  
Develop a comprehensive Park & Open Space Master Plan.  
There are 5 objectives that have been identified to further this goal.*

2.05 Establish a park dedication ordinance within the City's Subdivision Ordinance for the purpose of funding recommendations within the *Park & Open Space Master Plan*.

**GOAL 3: Provide for the recreational needs of all age groups within the City, especially youth and senior citizens.**

**OBJECTIVES:**

- 3.01 Encourage youth activities within Seagoville, either City-sponsored or through recognized organizations (e.g., the YMCA).
- 3.02 Investigate the feasibility of establishing a recreation center and/or expanded senior citizen center.

**GOAL 4: Create pedestrian and bicycle linkages (connections) between residential neighborhoods, parks/linear greenbelts, schools, City facilities and other activity centers, wherever possible, in accordance with the Park & Open Space Master Plan.**

**OBJECTIVES:**

- 4.01 Utilize hike/bike trails, wherever possible, to connect residential areas with schools and parks.
- 4.02 Encourage the provision of pedestrian and/or bicycle pathways within private developments.
- 4.03 Pursue the enhancement of the East Fork of the Trinity River floodplain area.

*Goal 3:  
Provide for the recreational needs of all age groups within the City, especially youth and senior citizens.  
There are 2 objectives that have been identified to further this goal.*

*Goal 4:  
Create pedestrian and bicycle linkages (connections) between residential neighborhoods, parks/linear greenbelts, schools, City facilities and other activity centers, wherever possible, in accordance with the Park & Open Space Master Plan.  
There are 3 objectives that have been identified to further this goal.*

## Quality of Life

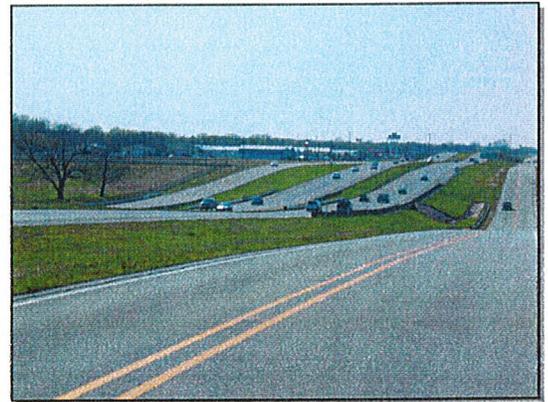
{Relates to the #3 issue identified by Steering Committee members.}

**GOAL 5:** Promote a high quality of life within Seagoville through good urban design practices and through a proactive approach to how the City looks.

### OBJECTIVES:

- 5.01 Increase enforcement of City codes and regulations pertaining to property maintenance, upkeep and appearance (e.g., mowing of high grass and weeds, removal of household clutter and inoperative vehicles within residential areas, etc.).
- 5.02 Focus urban design enhancement initiatives within major transportation corridors; protect Seagoville's *view from the road*.
- 5.03 Consider development of streetscape/urban design standards to enhance the City's visual/aesthetic appeal within major transportation corridors (e.g., increased design criteria for U.S. Highway 175).
- 5.04 Create visual gateways at principal entry points to establish a design *theme* for Seagoville.
- 5.05 Create and promote a stronger sense of Seagoville as a small town, rural community through positive urban design practices.
- 5.06 Enhance neighborhood streets and other pedestrian ways to be more "people-oriented".
- 5.07 Encourage public/private participation and cooperation in beautification efforts. Explore utilizing assistance that may be available from private/volunteer groups to perform urban design related projects.
- 5.08 Increase public awareness, involvement and support of urban design initiatives, thereby increasing civic pride and involvement among citizens.

*Code enforcement was identified as the third most important issue facing Seagoville; code enforcement has a direct relationship with the quality of life experienced in the City.*



*Illustration 3-4  
AN EXISTING STRETCH OF U.S. HIGHWAY 175*

**Goal 5:**  
*Promote a high quality of life within Seagoville through good urban design practices and through a proactive approach to how the City looks.  
There are 9 objectives that have been identified to further this goal.*

- 5.09 Use the development review process to evaluate private projects and their contributions to urban design initiatives or their compliance with established design guidelines.

## Economic Development

{Relates to the #4 issue identified by Steering Committee members.}

**GOAL 6:** Develop an economic development strategy that is consistent with the City's Future Land Use Plan, urban design goals and objectives, and desire for an increased tax base.

### OBJECTIVES:

- 6.01 Ensure the future economic stability of the community by encouraging the attraction of new nonresidential land uses, and by locating them within certain areas to help support and subsidize the overall tax base.
- 6.02 Develop a list of target businesses that are consistent with the *Future Land Use Plan*.
- 6.03 Devise strategies to attract target businesses to Seagoville (i.e., marketing campaigns that highlight the qualities and assets of the City).
- 6.04 Provide quality housing, neighborhoods, and community facilities and services to attract and retain targeted businesses (i.e., utilities, transportation systems, etc.).
- 6.05 Increase funding for economic development activities.

## Fiscal Responsibility

{Relates to the #4 issue identified by Steering Committee members.}

**GOAL 7:** Ensure that future community facility and service needs are met through sound, long-range fiscal planning.

*The need for retail uses and for increased economic development opportunities were both identified as an important issue facing Seagoville; the goals and objectives related to economic development and fiscal responsibility are intended to address these needs.*

*Goal 6:  
Develop an economic development strategy that is consistent with the City's Future Land Use Plan, urban design goals and objectives, and desire for an increased tax base.  
There are 5 objectives that have been identified to further this goal.*

**OBJECTIVES:**

- 7.01 Utilize recommendations contained within the Comprehensive Plan to assist in decision-making on short- and long-range capital improvement projects (e.g., streets, water, sanitary sewer, storm water management, purchase of major equipment, construction of public facilities, etc.).
- 7.02 Ensure that City staffing, real property acquisitions, infrastructure improvements, and facility construction/maintenance are based upon priorities set forth in the Comprehensive Plan and upon fiscal practicality.
- 7.03 Strive for a fiscal balance of land uses, which will create a positive impact upon the City's budget.

*Goal 7:  
Ensure that future community facility and service needs are met through sound, long-range fiscal planning.  
There are 3 objectives that have been identified to further this goal.*

**Transportation & the Thoroughfare Network**

{Relates to the #5 issue identified by Steering Committee members.}

**GOAL 8:** Provide a transportation system that will effectively and economically serve the existing and projected travel needs of the community in a safe and efficient manner.

*Traffic on existing thoroughfares was identified as an important issue facing Seagrville; the goals and objectives related to transportation and the thoroughfare network are intended to address this issue.*

**OBJECTIVES:**

- 8.01 Maintain a continuous, coordinated transportation planning process that addresses long-term needs while emphasizing short-term problem solving.
- 8.02 Define "adequacy" in terms of construction standards (i.e., curbs, gutters, roadway sections) for the transportation system.
- 8.03 Plan roadways that are adequate to carry traffic that will be generated by anticipated future development and density levels (e.g., traffic impact analysis for larger projects, etc.).

*Goal 8:  
Provide a transportation system that will effectively and economically serve the existing and projected travel needs of the community in a safe and efficient manner.  
There are 10 objectives that have been identified to further this goal.*

- 8.04 Identify and plan for various roadway types based upon how they are expected to function and upon expected traffic volumes.
- 8.05 Promote connectivity between roadway alignments/improvements and land use patterns, community character, and the environment.
- 8.06 Promote transportation efficiency in new development proposals by ensuring the dedication of necessary rights-of-way for future roadways in conformance with the *Thoroughfare Plan*.
- 8.07 Minimize disruption of residential areas by minimizing traffic volumes and by planning for the efficient dispersion of traffic from neighborhoods.
- 8.08 Include transportation system considerations in the development review process to promote safe, efficient on- and off-site access (i.e., the minimization of curb cuts on high-traffic roadways) and vehicular circulation.
- 8.09 Develop a unifying “theme” or other visual concept for the consistent streetscape and design of U.S. Highway 175 and other appropriate thoroughfare rights-of-way and/or medians and intersection corner areas.
- 8.10 Coordinate with the Texas Department of Transportation (TxDOT) on the proposed Loop 9 alignment, and carefully consider potential land use impact in relation to this alignment.

**GOAL 9:** To optimize mobility and decrease dependency upon the automobile by encouraging transportation alternatives.

**OBJECTIVES:**

- 9.01 Encourage multi-modal transportation options, specifically hike-and-bike trails, by designating areas for their development (in accordance with the *Park & Open Space Master Plan*, refer to Goal 2 and Goal 4).

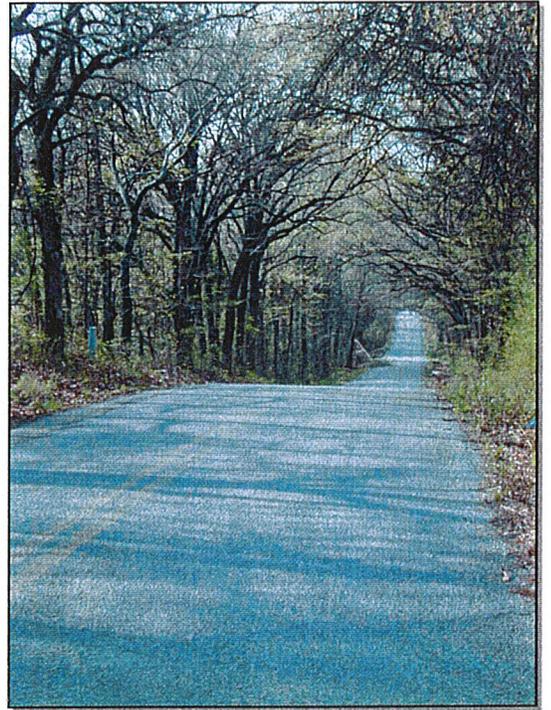


Illustration 3-5  
AN EXISTING RURAL ROAD

*Goal 9:  
Optimize mobility and decrease dependency upon the automobile by encouraging transportation alternatives.  
There is 1 objective that has been identified to further this goal.*

## Physical Form of the City

{Relates to #6, #7, #8, and #9 of the issues identified by Steering Committee members.}

**GOAL 10:** Provide opportunities for coordinated, well-planned growth and development, while retaining the rural setting and “small-town” character of the City.

### OBJECTIVES:

- 10.01 Maintain a continuous and coordinated planning process that involves citizens, stakeholders, City Council, City boards/commissions, City departments, and other public and private entities in policy development and decision-making.
- 10.02 Provide for the efficient use of land, coordinated with the provision of essential public infrastructure and facilities.
- 10.03 Promote the future development of a variety of residential and nonresidential land uses, as well as a variety of residential housing densities.
- 10.04 Utilize the *Future Land Use Plan* in daily decision-making regarding land use and development proposals.
- 10.05 Develop companion policies and guidelines to assist in the review of zoning and development requests.
- 10.06 Determine appropriate locations for future residential and nonresidential development, while considering existing neighborhoods, roadways, and natural features.
- 10.07 Separate or create transitions/buffer areas between conflicting or incompatible land uses.

**GOAL 11:** Encourage development of high quality residential neighborhoods that are aesthetically pleasing, yet meet the diverse housing market needs of the community.

*Controlled growth, zoning and future land uses, the need for transitional land uses to protect residential areas, and the lack of large-lot residential development were all identified as issues facing Seagoville; the goals and objectives related to the physical form of the City are intended to address these issues.*

*Goal 10:  
Provide opportunities for coordinated, well-planned growth and development, while retaining the rural setting and “small-town” character of the City.  
There are 7 objectives that have been identified to further this goal.*

*Goal 11:  
Encourage development of high quality residential neighborhoods that are aesthetically pleasing, yet meet the diverse housing market needs of the community.  
There are 6 objectives that have been identified to further this goal.*

**OBJECTIVES:**

- 11.01 Develop design guidelines for future single-family and/or multi-family developments to ensure provision of safe, attractive places for people to live.
- 11.02 Identify areas on the *Future Land Use Plan* that are appropriate for a variety of residential densities (e.g., low, medium, and high) and single-family lot sizes.
- 11.03 Preserve and protect single-family neighborhoods from high traffic volumes, congestion and through traffic generated by commercial and high-density residential areas.
- 11.04 Consider various housing programs and grants for the purpose of rehabilitating dilapidated or deteriorating housing in some areas of the City.
- 11.05 Encourage infill housing within the City where the provision of infrastructure is readily available.
- 11.06 Increase the number of single-family, large lot developments.

**GOAL 12: Encourage quality nonresidential development that is aesthetically pleasing, yet meets the market and economic development needs of the community.**

**OBJECTIVES:**

- 12.01 Ensure that the design guidelines currently in place for nonresidential uses along U.S. Highway 175 continue to promote the quality of development that the City desires.
- 12.02 Investigate the need to implement design guidelines for nonresidential development along other thoroughfares (e.g., addressing signage, landscaping, parking, building orientation and setbacks, etc.).

*Goal 12:  
Encourage quality nonresidential development that is aesthetically pleasing, yet meets the market and economic development needs of the community.  
There are 3 objectives that have been identified to further this goal.*

*There are a total of 5 goals and 21 objectives related to Seagoville's future physical form; this issue is addressed in most of the Comprehensive Plan sections.*

12.03 Consider development of design guidelines that suggest different landscaping techniques for transition/buffer areas between nonresidential developments and residential neighborhoods that are more environmentally pleasing.

**GOAL 13: Provide for coordinated growth and physical expansion of the City.**

**OBJECTIVES:**

13.01 Plan for continued growth and development that improves the City's overall quality of life and economic viability.

13.02 Plan for future development that is compatible with the City's natural features, existing residential neighborhoods, and existing roadway network.

13.03 Identify areas suitable for future commercial, industrial and/or business park development within the City.

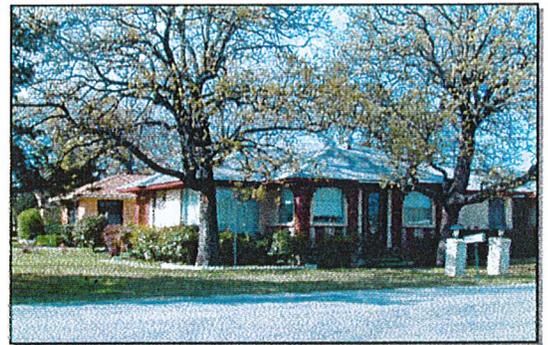
**GOAL 14: Encourage and positively influence the development of existing vacant properties within the City of Seagoville.**

**OBJECTIVES:**

14.01 Consider establishment of new programs and/or ordinances, as well as enhancement of existing ones, related to the enforcement of City codes that are intended to protect the public health, safety and welfare and to keep the community attractive (e.g., removal of hazardous/unsightly structures and junk, mowing high grass and weeds, litter control, etc.).

14.02 Use the *Future Land Use Plan* and related development recommendations on a daily basis to ensure that vacant properties develop in a manner that is consistent with stated City objectives.

**Goal 13:**  
*Provide for coordinated growth and physical expansion of the City.*  
*There are 3 objectives that have been identified to further this goal.*



*Illustration 3-6*  
*AN EXISTING RESIDENCE IN SEAGOVILLE*

**Goal 14:**  
*Encourage and positively influence the development of existing vacant properties within the City of Seagoville.*  
*There are 2 objectives that have been identified to further this goal.*

## Housing & Community Livability

{Relates to the #9 issue identified by Steering Committee members.}

**GOAL 15:** Ensure the orderly, attractive and economically stable development of new residential neighborhoods.

### OBJECTIVES:

- 15.01 Develop a plan for high quality, new single-family residential areas.
- 15.02 Develop density and location criteria for new residential uses (single-family, as well as two-family and multi-family uses) within the City.
- 15.03 Provide adequate areas for residential development that will meet the diverse housing/social needs and the desired standard of living for Seagoville's existing and future population.
- 15.04 Encourage diverse, innovative and affordable housing opportunities.
- 15.05 Reinforce the "neighborhood" concept in the design of new residential areas (e.g., connections between neighborhoods, schools and parks; inclusive neighborhood design techniques; maximizing social interaction between neighbors; neighborhood-oriented shopping areas, etc.).
- 15.06 Promote the development of residential neighborhoods with a balance of lot sizes within all sectors of the City.

**GOAL 16:** Protect and, where possible or needed, improve existing housing units and residential areas.

### OBJECTIVES:

- 16.01 Plan a variety of housing types to meet special needs (e.g., economic, physical ability, age, etc.).

*The need for large-lot residential development was identified as an issue facing Seagoville; the more generalized issue of residential density is addressed by the topic of Housing & Community Livability.*

*Goal 15:  
Ensure the orderly, attractive and economically stable development of new residential neighborhoods.  
There are 6 objectives that have been identified to further this goal.*

*Goal 16:  
Protect and, where possible or needed, improve existing housing units and residential areas.  
There are 5 objectives that have been identified to further this goal.*

- 16.02 Develop a neighborhood enhancement/integrity program that bolsters civic pride and encourages reinvestment within established residential areas (e.g., home improvement initiatives, better turf establishment and maintenance on residential lots, removal of visible household clutter and inoperative vehicles, etc.).
- 16.03 Encourage “infill” development of existing, vacant residential lots.
- 16.04 Initiate programs to preserve and stabilize existing neighborhoods.
- 16.05 Where possible, protect and retain the City’s existing stock of affordable housing.

*Goal 17:  
Be a full life-cycle city.  
There are 3 objectives that have been identified to further this goal.*

**GOAL 17: Be a full life-cycle city.**

**OBJECTIVES:**

- 17.01 Provide housing and residential facilities for people to live their entire life span within Seagoville.
- 17.02 Ensure the provision of a variety of housing types that will meet the needs of all age, physical ability, household size, and economic groups.
- 17.03 Encourage home ownership and long-term residency.

*The need for increased City staff was identified as an issue facing Seagoville; the more generalized issue of public services is addressed by the topic of Public Services & Facilities.*

**Public Services and Facilities**

{Relates to the #10 issue identified by Steering Committee members.}

**GOAL 18: Ensure that public services and facilities (e.g., police and fire protection, library services, administrative facilities, etc.) will adequately serve present and future residents and businesses.**

*Goal 18:  
Ensure that public services and facilities (e.g., police and fire protection, library services, administrative facilities, etc.) will adequately serve present and future residents and businesses.  
There are 5 objectives that have been identified to further this goal.*

## OBJECTIVES:

- 18.01 Define standards for adequate response/service levels for public services and facilities:
1. Police protection,
  2. Fire protection and emergency medical services,
  3. Library services,
  4. Water supply and storage management,
  5. Solid waste management, and
  6. Public administrative facilities.
- 18.02 Provide public services and facilities for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible.
- 18.03 Use the *Future Land Use Plan* and future land use projections to help plan where public service/administrative facilities will be needed.
- 18.04 Encourage new development to occur within areas that are already served by necessary public services and facilities, or where services can be realistically provided.
- 18.05 Co-locate public facilities with other municipal facilities or with those of other quasi-governmental jurisdictions (e.g., the Dallas Independent School District, etc.), wherever possible.

## IN CONCLUSION

There are a total of 18 goals and 88 objectives that have been presented herein that are intended to help clarify the City's vision, establish Comprehensive Plan recommendations, and ultimately guide Seagoville's future growth and development. As with the entirety of the Comprehensive Plan document, the City should review these goals and objectives on a regular, consistent basis to ensure that they continue to support the current vision of Seagoville.



Illustration 3-7  
THE SEAGOVILLE LAW ENFORCEMENT CENTER

*There are a total of 18 goals and 88 objectives that have been presented herein that are intended to establish Comprehensive Plan recommendations.*



# COMPREHENSIVE PLAN 2002

## Section 4: The Thoroughfare Plan

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## INTRODUCTION

A community's thoroughfare system is vital to its ability to grow in a positive manner. Transportation is inherently linked to land use. The type of roadway dictates the use of adjacent land, and conversely, the type of land use dictates the size, capacity and flow of the roadway. Many of the decisions regarding land uses and roadways within Seagoville have already been made; rights-of-way in the core area of the City and in some residential areas were established, and the roadways were constructed years ago. A major challenge for the City of Seagoville now lies in the accommodation of population growth within the existing thoroughfare system and in the accommodation of new land development through the expansion of that system.

More specifically, the thoroughfare system should:

- ♦ Protect the ambience, character, and quality of existing neighborhoods by directing traffic generated by growth away from existing neighborhoods.
- ♦ Provide gateways to nonresidential areas from major freeways and arterials to ensure easy access to local businesses.
- ♦ Provide ready access and eliminate congestion to future land uses.

## THE FUNCTIONAL CLASSIFICATION SYSTEM & RELATED THOROUGHFARE STANDARDS

The *Thoroughfare Plan* for Seagoville is based upon a road classification system that depicts the function of every roadway in the thoroughfare system. Roadway types, as discussed in the following sections, include freeways, arterials, collectors, and local streets. Their functions can be differentiated by comparing their ability to provide *mobility* with their ability to provide *access* to various locations. **Illustration 4-2**, which should be used as a reference for the following discussion, graphically depicts these functional differences.



Illustration 4-1  
U.S. HIGHWAY 175

*A major challenge for the City of Seagoville now lies in the accommodation of population growth within the existing thoroughfare system and in the accommodation of new land development through the expansion of that system.*

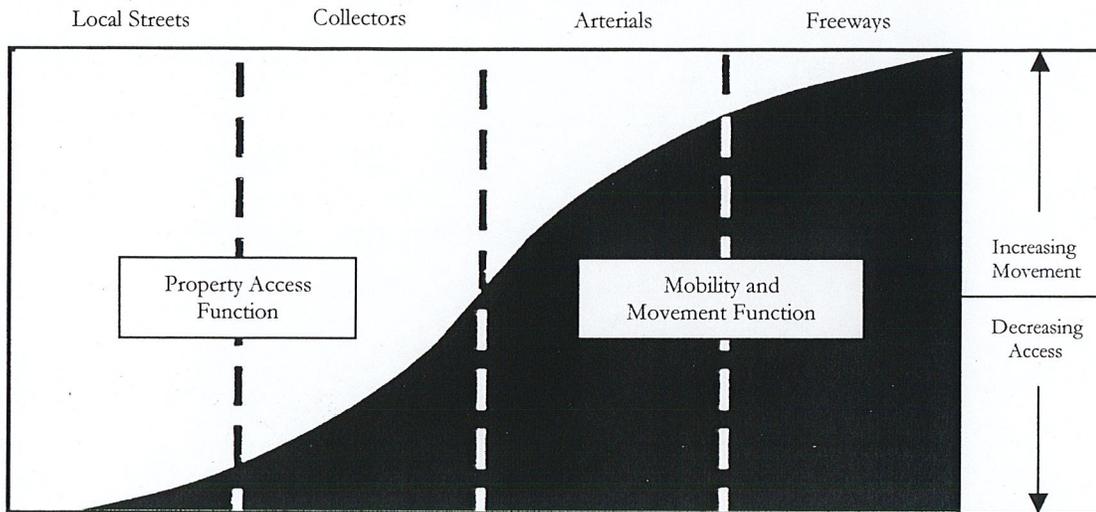


Illustration 4-2  
FUNCTIONAL CLASSIFICATION SYSTEM

## Freeways

Freeways can be described as high-capacity thoroughfares along which direct access to property is generally minimal or eliminated altogether. Ingress and egress are controlled by access ramps, interchanges and frontage roads; a regional example of this is Interstate Highway 20. Construction and maintenance of freeways is not usually the responsibility of municipalities. The Texas Department of Transportation (TxDOT) and federal monies fund this type of roadway. Seagoville does not currently have any thoroughfares within its City limits that would be classified as freeways. However, if the proposed Loop 9 roadway is constructed, it may be classified as a freeway.

### LOOP 9/THE GEORGE BUSH TURNPIKE

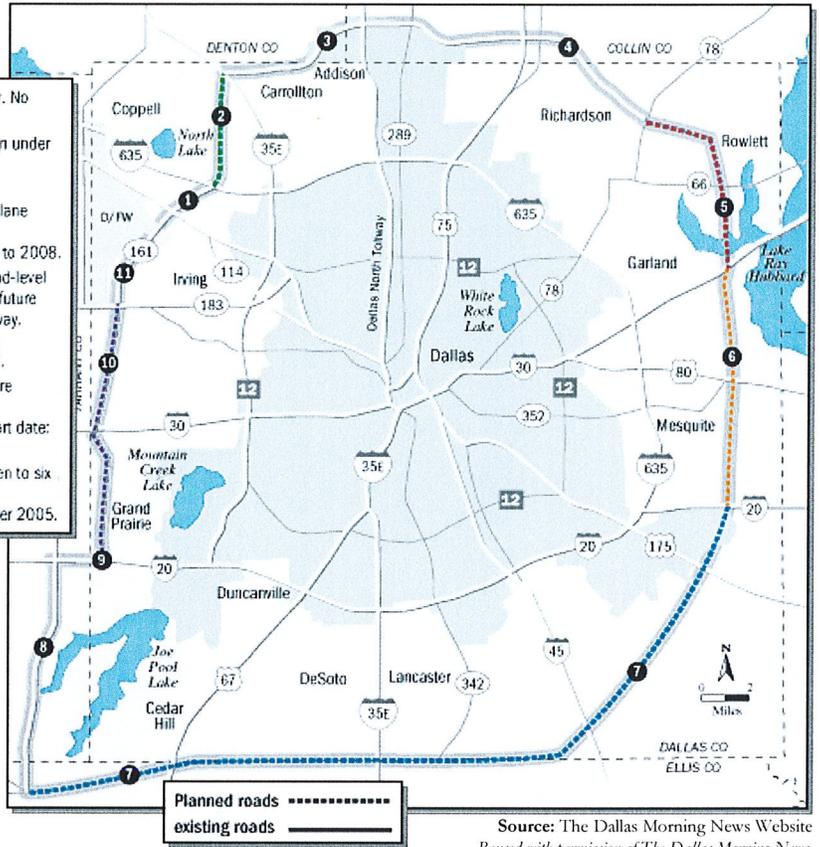
Planned for decades, Loop 9 was envisioned as an outer loop that would carry traffic and ease congestion around the Dallas Metroplex. This freeway first began to show up on planning documents in the late 1950's, long before the rapid development experienced by Dallas and surrounding areas. During the economic slow-down of the late 1970's, the concept of Loop 9 was virtually eliminated due to declining state fund and

*By 2025, the loop [Loop 9] is expected to extend more than 100 miles around the Dallas area from Garland and Rowlett on the east, Plano, Richardson and Carrollton on the north, Irving and Grand Prairie on the west through Lancaster and DeSoto on the south.*

*"Coming Down the Pike", Dallas Morning News, 11 March 2001, Tony Hartzel.*

controversies over the freeway’s proposed alignment. As one Dallas Morning News report stated in 1996, the reasons for the delay in construction on the George Bush Turnpike (GBTP)/Loop 9 are numerous and include “court battles, financing problems, land development and skirmishes between cities”<sup>41</sup>.

<b>Section 1:</b> Six-lane toll road. Completion date: January 2002.	possible parkway. No estimated date.
<b>Section 2:</b> Future toll road. Completion date: July 2004.	<b>Section 7:</b> Design under study. Through 2025.
<b>Section 3:</b> Six-lane toll road. Completion date: July 2001.	<b>Section 8:</b> Main lane construction. Start date: 2006 to 2008.
<b>Section 4:</b> Six-lane toll road. Open to traffic.	<b>Section 9:</b> Ground-level interchange and future Lake Ridge Parkway. Completion date: September 2004.
<b>Section 5:</b> Under study as toll road extension. Completion date: 2008 to 2011.	<b>Section 10:</b> Future freeway. Frontage road start date: 2004.
<b>Section 6:</b> Under study as	<b>Section 11:</b> Widen to six lanes. Start date: October 2005.



Source: The Dallas Morning News Website  
Reused with permission of The Dallas Morning News.

Illustration 4-3  
LOOP 9/THE GEORGE BUSH TURNPIKE – EXISTING SEGMENTS & PLANNED ALIGNMENTS

The concept was revitalized by a change in federal law that now allows joint funding for projects between two large funding sources – the Texas Department of Transportation and the Texas Turnpike Authority. The ultimate construction and opening of the GBTP in the north Dallas area has had major impacts on the region as a whole, influencing growth and providing increased economic development opportunities. Richardson and Plano have experienced marked land use development along their respective lengths, as are the newly constructed lengths in Carrollton, Garland, and Rowlett.

### The 1997 Loop 9 Feasibility and Route Study

This study was initiated by Dallas County in 1995. Both Dallas County and the North Central Texas Council of Governments (NCTCOG) facilitated the analysis, and brought together diverse groups of experts and citizens to analyze various alignments for Loop 9, including the Texas Department of Transportation (TxDOT), the Texas Turnpike Authority (ITA), local transit providers, representatives from 27 jurisdictions within the corridor, and an 11-firm consultant team. The specific study area

<sup>41</sup> Construction Set To Start On Long-Planned Tollway-Dramatic Effect Is Expected On North Suburbs, Dallas Morning News, 28 April 1996, Chris Kelley.



Source: www.texasfreeway.com

Illustration 4-4  
GEORGE BUSH TURNPIKE  
(In Proximity to Plano Parkway)

is defined within the document as the section of the corridor from the proposed extension of State Highway 360 in Ellis County to Interstate Highway 20 in the city of Mesquite. Public participation was also an integral part of this study, with three series of meetings in three different areas that would be impacted by the proposed corridor.

The import of the *Loop 9 Feasibility and Route Study* lies mainly in its research and evaluation of the various alternatives presented and in its documentation of public comments. The study was never completed due to jurisdictional conflicts over the proposed alignments, and therefore, recommendations as to which alternatives(s) were optimal in relation to all the issues were never made.

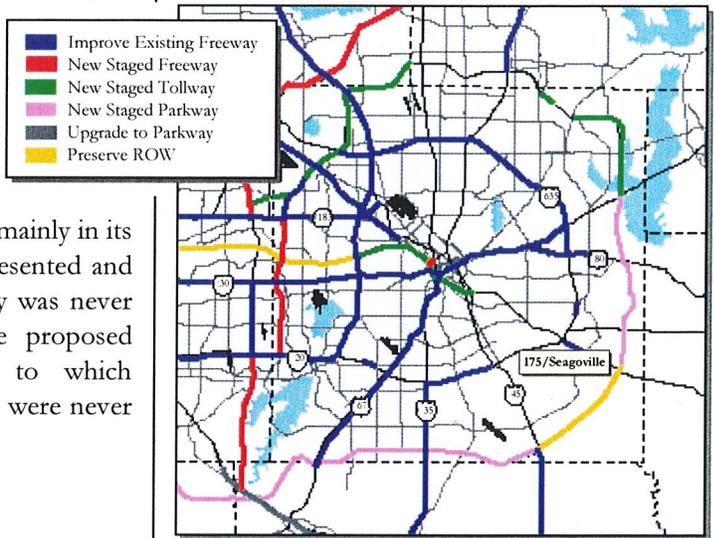
### The Future of Loop 9 In Relation to Seagoville

Seagoville recently contributed monetary funds to a joint funding effort for a *Loop 9 Major Investment Study and Draft Environmental Impact Statement*. Entities contributing funds for this study included Dallas County, the North Central Texas Council of Governments (NCTCOG), Ellis County, and various Metroplex cities including DeSoto, Cedar Hill, Lancaster, and Midlothian<sup>4,2</sup>. This new study is expected to begin in the very near future.

The alignment that has been shown on Seagoville's *Thoroughfare Plan* map is recommended as the best alignment for Seagoville as development exists in the City today. Loop 9 as shown basically runs parallel to Malloy Bridge Road in the southeastern part of the community, partially along the existing alignment of Ballard Road. It then crosses U.S. Highway 175 east of existing businesses, and continues in a northwestern direction, bypassing the large expanse of floodplain and continuing north into the city of Mesquite.

The City should ensure that this recommended alignment for Loop 9, which represents the best-case scenario for its location through Seagoville, is presented in any subsequent studies for alignment of Loop 9. The City should be proactive in ensuring that local interests are at the forefront of decisions made with regard to Loop 9.

<sup>4,2</sup> *Officials Accelerate Loop 9 Efforts Task Force Securing Funds For Studies*, *Dallas Morning News*, 20 July 2001, Donna Logan Wisdom.



Source: NCTCOG Website

Illustration 4-5  
 FREEWAY AND TOLLWAY SYSTEM – MOBILITY 2025  
 Shows Loop 9 Preservation of Right-of-Way  
 In Close Proximity to Seagoville

*Seagoville should ensure that this recommended alignment for Loop 9, which represents the best-case scenario for its location through Seagoville, is presented in any subsequent studies for alignment of Loop 9.*

## Arterial Roadways

Roadways identified as arterials are designed to convey relatively heavy volumes of traffic. Arterials provide mobility, but because of the speed and volume of traffic, access to properties should be minimal, and therefore, a limited number of intersections and curb cuts (driveway openings) should be permitted along arterial roadways in order to protect the integrity of the high-speed traffic flow. Within the arterial (or major thoroughfare) classification, the Plan provides for differentiation between rights-of-way sizes based on two types, major and minor. The following existing roadways have been classified as major thoroughfares/arterials within this *Thoroughfare Plan*:

- ◆ U.S. Highway 175,
- ◆ Simonds (West) Road,
- ◆ Malloy Bridge Road,
- ◆ Kaufman Street, and
- ◆ Seagoville Road.

The following existing roadways have been classified as minor thoroughfares/arterials within this *Thoroughfare Plan*:

- ◆ Stark Road,
- ◆ Simonds (East) Road,
- ◆ Farmers (East),
- ◆ Environmental Way, and
- ◆ Bowers Road.

### TYPE "A" - MAJOR THOROUGHFARE/ARTERIAL

Equipped to serve up to 40,000 vehicles daily, the Type "A" principal arterial (see **Illustration 4-7**) consists of 6 lanes (three lanes in each direction of 12 feet) with 120 feet of right-of-way. The center median, a minimum of 16 feet in width, may be painted or raised. The flat median offers ease of access, but can be dangerous. The raised, curbed median creates a divided roadway, which is considered safer and offers the opportunity for landscaping. It is recommended that wherever possible, the City construct arterials with raised medians, for safety as well as aesthetics. No on-street parking should be permitted on this type of thoroughfare.

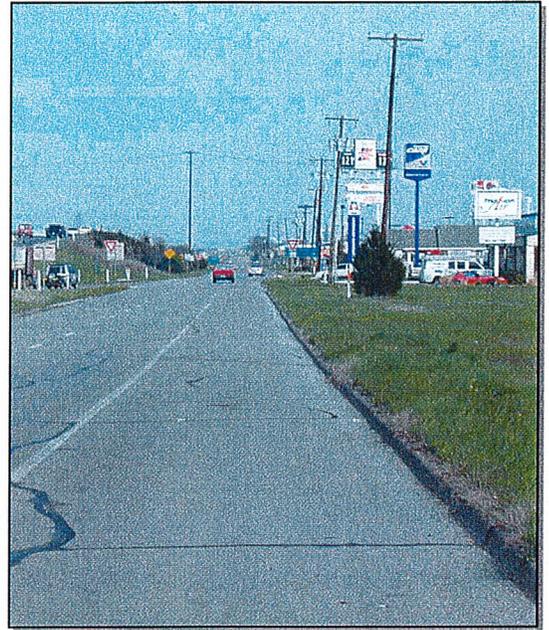


Illustration 4-6  
U.S. HIGHWAY 175 SERVICE ROAD LEADING TO THE  
MALLOY BRIDGE ROAD INTERSECTION

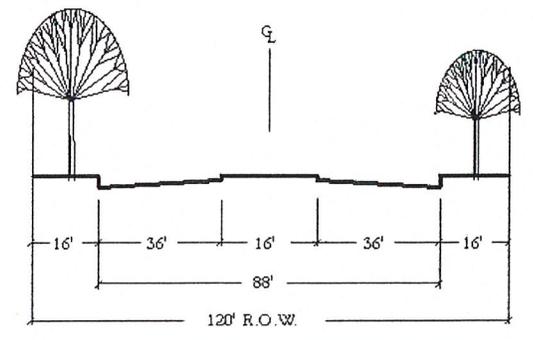


Illustration 4-7  
TYPE "A" MAJOR ARTERIAL

## TYPE "B" - MINOR THOROUGHFARE/ARTERIAL

The Type "B" arterial is capable of carrying up to 25,000 vehicles per day. It consists of three lanes that are each 11 feet wide, and it may be divided or undivided. Right-of-way required is 100 feet, with a 15-foot-wide raised median. As with principal arterials, a painted median can also be used, but the incorporation of a raised median is recommended. **Illustration 4-8** shows the cross-section for Type "B" minor arterials.

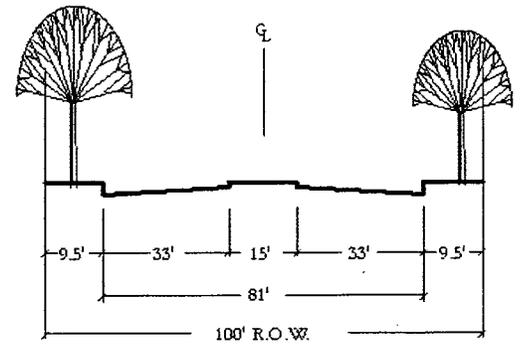


Illustration 4-8  
TYPE "B" MINOR ARTERIAL

## Collector Streets

Collector streets are generally designed to distribute traffic from local access streets and funnel it to arterial roadways (i.e., from residential developments to major arterials). Collectors should provide more access to adjacent land uses than do arterials, but access should still be controlled through the use of shared driveways (refer to **Illustration 4-9**) and other techniques that minimize disturbance of the free-flow of traffic. This type of roadway should provide an equal amount of mobility and access to land uses. Neighborhoods should be developed between arterials and collector streets in the future so that traffic may be diverted from residential areas. In addition, good subdivision design should orient residences to local streets, not to collector streets. The following collector street sections are recommended within this *Thoroughfare Plan*.

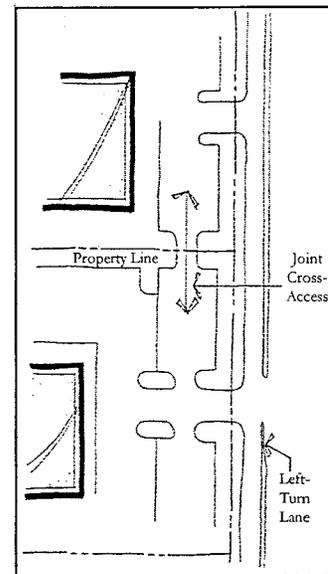


Illustration 4-9  
SHARED DRIVEWAY ACCESS  
RECOMMENDED FOR COLLECTOR  
STREETS

## TYPE "C" MAJOR COLLECTOR

Type "C" major collector streets are low to moderate volume facilities whose primary purpose is to collect traffic from smaller streets within an area and to convey it to the nearest principal or secondary arterial. The average daily traffic volume for this type of street is approximately 10,000 to 15,000 trips per day. The Type "C" major collector street provides for 80 feet of right-of-way with 44 feet of paving. **Illustration 4-10** shows cross-section of Type "C" undivided major collectors.

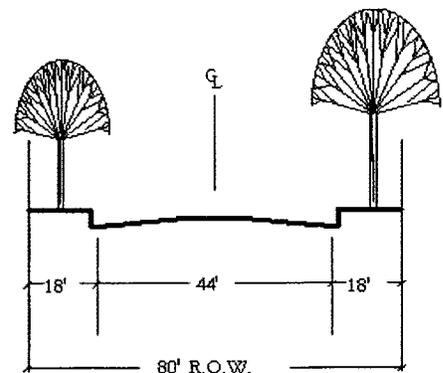


Illustration 4-10  
TYPE "C" MAJOR COLLECTOR

## TYPE "D" MINOR COLLECTOR

The Type "D" minor collector street is a three-lane roadway, with one lane in either direction and a middle turn lane. This type of roadway is adequate for industrial and commercial areas. Type "D" collector streets require 60 feet of right-of-way with 12-foot setbacks (Illustration 4-11). It should be noted that this type of minor collector (with the same amount of right-of-way) could also have two travel lanes with on-street parking; this would be appropriate for use in residential areas.

## Local Street

Local streets provide the greatest access to adjacent properties, but they function poorly in terms of mobility. Due to the fact that local streets are generally constructed within residential areas, safety is an important issue. To ensure that these roadways are not used a great deal for mobility purposes and to ensure that their ability to provide access safely, local streets should be configured to discourage through-traffic movement by using offset intersections or curvilinear, discontinuous, or looped street designs. Structured to convey lighter traffic volume (approximately 500 to 1,000 vehicles per day), the Type "E" local street consists of two lanes, 28 feet wide, with a total right-of-way of 50 feet, as Illustration 4-12 shows. It should be noted that no roadways of this type have been shown on Plate 4-1, due to the fact that these roadways are typically part of developments.

## Collectors and Arterials With Bicycle Lanes and Walkways

In recent years, the incorporation of bicycle lanes and walkways (sidewalk) has become increasingly prevalent. Roadways can be initially designed to include bicycle lanes, which requires the acquisition of additional right-of-way, or roadways can be retrofitted with bicycle lanes, although this option is more costly. It is envisioned that any future trail system established within Seagoville would allow for both bicycle and pedestrian traffic. It should be noted that allowing for multi-modal traffic on arterials may be more challenging than on collectors because of the different functions of these roadways (i.e., mobility and access);

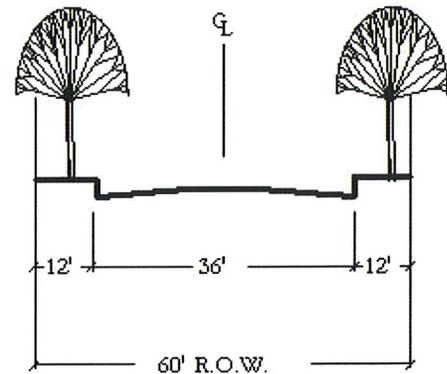


Illustration 4-11  
TYPE "D" MINOR COLLECTOR

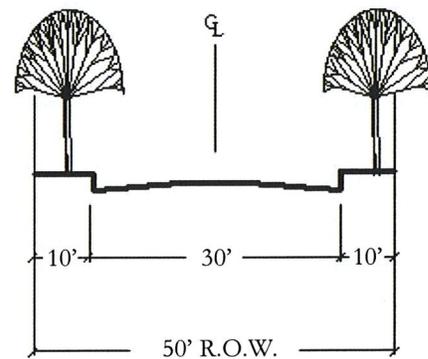


Illustration 4-12  
TYPE "E" LOCAL STREET

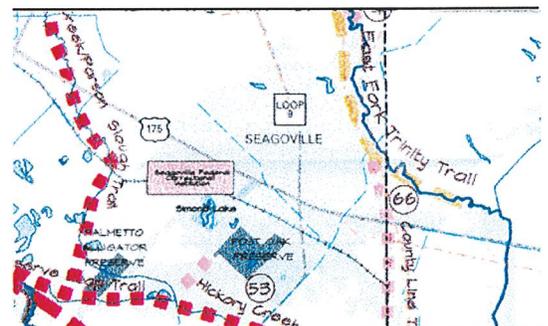


Illustration 4-13  
DALLAS COUNTY TRAIL MAP

Source: Dallas County Website

safety implications on arterial roadways will have to be carefully assessed. A countywide trail is planned throughout Dallas County, and the way in which this trail system is incorporated within Seagoville is shown in **Illustration 4-13**, and **Illustrations 4-14** through **4-16** show the various ways in which bicycle lanes and walkways can be incorporated into existing or future rights-of-way.

## THOROUGHFARE PLANNING ISSUES

A number of issues must be considered in the process of developing a *Thoroughfare Plan* for Seagoville. First, the Plan must be compatible with the City's *Future Land Use Plan* (Section 5) and related growth and development considerations. Second, it must address the integrity of existing residential and nonresidential areas. The Plan must balance functions of the thoroughfare system through efficient moving of traffic, and facilitate access requirements. It must consider alignments and right-of-way issues. The *Thoroughfare Plan* must also incorporate realistic methods of implementation within the context of budgeting constraints.

Land use and roadway planning are closely linked; just as inappropriate land uses can reduce the effectiveness of adjacent roadways, poorly planned roadways can reduce the viability of adjacent land uses. Inappropriate zoning, various types of development activity, the existence of older roadways that now carry higher traffic volumes than originally intended, and continually changing traffic patterns can have negative impacts on the City's thoroughfare system. As previously mentioned, Seagoville should ensure that adequate access (driveway) spacing standards are implemented for land uses located on arterial and major collector streets in order to promote a smooth flow of traffic and to minimize the impact of individual developments on the safe and efficient function of these roads.

In addition, building and maintaining an efficient street network requires significant investment of local resources. Careful planning is needed to ensure that Seagoville makes the most cost-effective investments in its street network. Funding is usually based upon general obligation bonds or the general fund budgeting process. The City should also coordinate efforts with TxDOT and other transportation-related agencies in order to maximize the potential for shared financing.

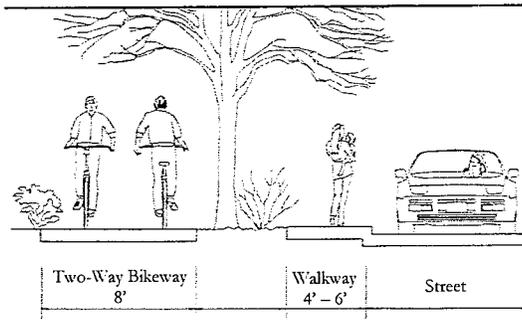


Illustration 4-14  
EXAMPLE OF BICYCLE AND PEDESTRIAN FACILITIES

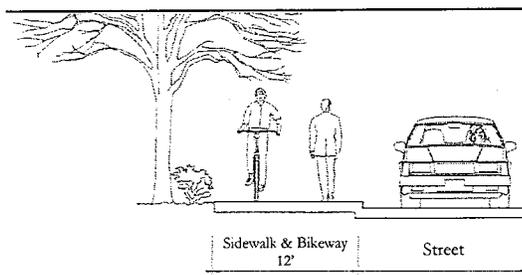


Illustration 4-15  
EXAMPLE OF BICYCLE AND PEDESTRIAN FACILITIES

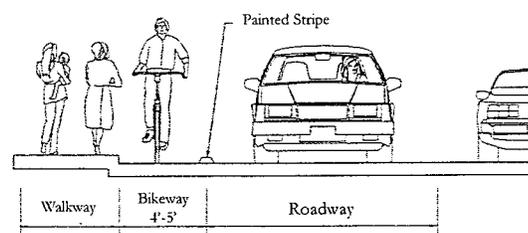
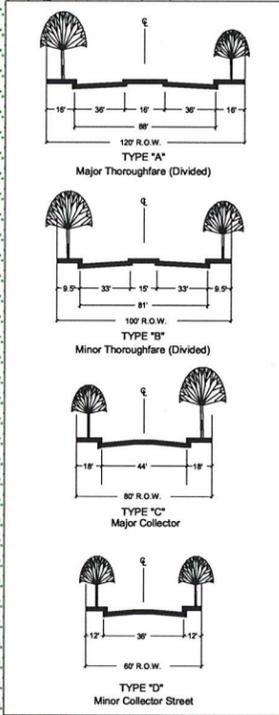
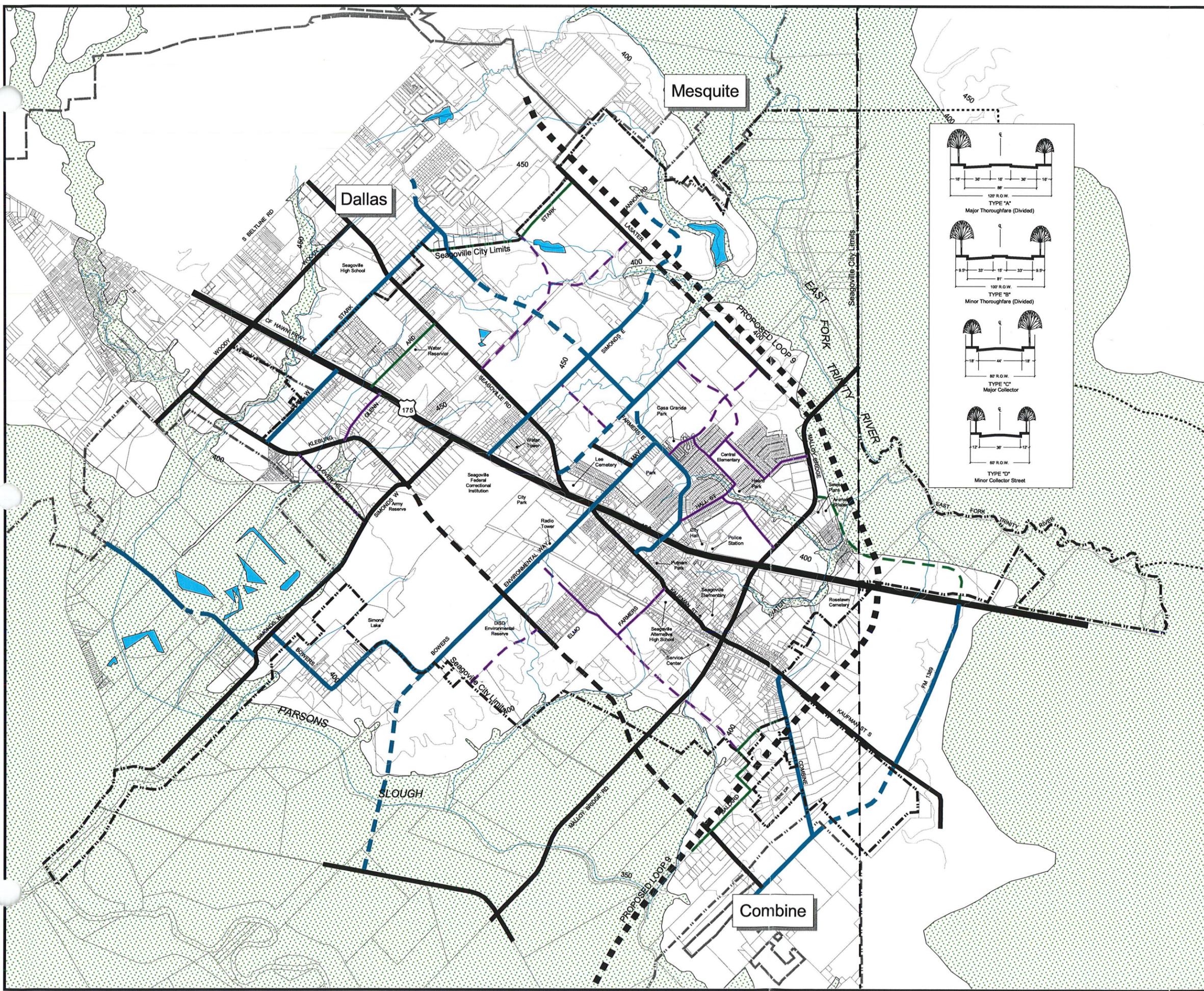


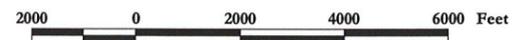
Illustration 4-16  
EXAMPLE OF BICYCLE AND PEDESTRIAN FACILITIES

# Plate 4-1 Thoroughfare Plan

City of Seagoville, Texas  
Comprehensive Plan



- Thoroughfare Legend**
- Major Thoroughfare Type A
  - Type A Proposed
  - Minor Thoroughfare Type B
  - Type B Proposed
  - Major Collector Type C
  - Type C Proposed
  - Minor Collector Type D
  - Type D Proposed
  - Floodplain
  - Seagoville City Limits
  - Seagoville ETJ
  - Surrounding City Limits
  - County Line



Dunkin Sefko & Associates, Inc.  
Urban Planning Consultants Dallas Texas  
Date: October 2002

The thoroughfare system as it exists today in Seagoville has evolved over decades. The core area of the City, the area in and around Kaufman Street and Malloy Bridge Road, is mostly developed with rights-of-way and land uses firmly in place. Therefore, opportunities for improving traffic flow and access within the core of the City will mainly be products of street maintenance and widening, wherever possible. However, in less developed areas, specifically areas closer to the City limits and within Seagoville's ETJ (although it is limited), there are opportunities for the City to ensure that adequate mobility is provided with future growth. The *Thoroughfare Plan*, shown graphically on **Plate 4-1**, recommends several arterial and collector connections that will help to accommodate the land uses proposed. The recommendations are generally for connections between existing thoroughfares. The proposed Loop 9 alignment, as previously mentioned, has also been shown.

*The Thoroughfare Plan, shown graphically on Plate 4-1, recommends several arterial and collector connections that will help to accommodate the land uses proposed. The recommendations are generally for connections between existing thoroughfares.*

## Proposed Arterial Roadways

Arterial roadways form the basic foundation of the thoroughfare system. The provision of high-capacity, high-speed roadways will enable increased movement and development in throughout the City. Two arterial connections have been recommended as follows (shown on **Plate 4-1**):

- 1.) (South of U.S. Highway 175) Extension of Kleburg past its intersection with Simonds West, continuing in a southeasterly direction and crossing Environmental Way and Malloy Bridge Road until it meets with an existing roadway just west of the city of Combine;
- 2.) (North of U.S. Highway 175) Extension of Lasater to Malloy Bridge Road, creating a continuous connection between Simonds East and Malloy Bridge Road.

*Two arterial connections and two collector connections have been recommended within this Thoroughfare Plan.*

*Possible funding mechanisms for roadways are discussed within the Implementation Strategies, Section 10.*

## Proposed Collector Roadways

There are two major collectors proposed on the *Thoroughfare Plan*, as follows (shown on **Plate 4-1**):

- 1.) (South of U.S. Highway 175) Extension of Bowers Road south to Blindsay Road; and
- 2.) (North of U.S. Highway 175) Extension of Prescott Road from Stark southeast to Simonds East;

## IN CONCLUSION

Implementation of the *Thoroughfare Plan* will require consistent administration by the City, and is specifically addressed within the *Implementation Strategies*, Section 10. Design and technical standards should be consistently reviewed to ensure that such practices are uniform in terms of required size of right-of-way, access controls along rights-of-way (i.e. joint or shared access to mitigate traffic congestion). It should be noted that proposed changes and recommendations for future thoroughfares are predicated upon the goals and objectives formulated during the comprehensive planning process and contained within Section 3 of this Comprehensive Plan. Seagoville's *Thoroughfare Plan* policies that have been recommended herein are summarized within **Table 4-1**.

**Table 4-1**  
**RECOMMENDED POLICIES WITHIN**  
**THE THOROUGHFARE PLAN**  
 City of Seagoville

Policy #1	The City should use this Plan to determine the classification of planned roadway segments.
Policy #2	The alignment and capacity of these streets should be determined as part of any action on a preliminary plat, final plat, site plan or zoning case, and they should also be based upon the <i>Thoroughfare Plan</i> .
Policy #3	Any plat, site plan or zoning change request not in conformance with the <i>Thoroughfare Plan</i> should not be approved unless an acceptable alternative is developed and approved.
Policy #4	The City should use the recommended roadway sections contained herein (Illustrations 4-5 thru 4-12) in conjunction with detailed specifications in the adopted Subdivision Ordinance to determine the appropriate design standards for planned roadway construction and improvements.
Policy #6	On-site local and collector streets that are constructed by developers must be in accordance with City regulations. The City may also require construction of off-site streets or street improvements needed to provide adequate access to the development. This policy should be implemented through specific provisions of the City's Subdivision and Zoning Ordinances.
Policy #7	Seagoville should coordinate with TxDOT, the NCTCOG, other local jurisdictions, and Dallas County, when planning transportation improvements.
Policy #8	The City should consider all alternatives for increasing roadway capacity before physical road widening is recommended for roadways within existing neighborhoods.
Policy #9	The City should limit commercial and other non-residential uses that generate high volumes of traffic to locations where arterial streets provide sufficient access for non-local traffic.
Policy #10	The recommended policies herein should be implemented through specific provisions in the City's Subdivision and Zoning Ordinances.

Source: Dunkin, Sefko & Associates, Inc.



# COMPREHENSIVE PLAN 2002

## Section 5: The Future Land Use Plan

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## INTRODUCTION

The *Future Land Use Plan* designates various areas within cities for particular land uses, based principally on population growth, locational criteria, compatibility criteria, and a balance of land use types. The *Future Land Use Plan* establishes an overall framework for the preferred pattern of development within the City of Seagoville. Graphically depicted for use during the development plan review process (**Plate 5-1**), the *Future Land Use Plan* should ultimately be reflected through the City's policy and development decisions.

**The Future Land Use Plan is not a zoning map, which deals with specific development requirements on individual parcels; the zoning map should, however, be based on the Future Land Use Plan.**

*"Planning remains an expression of human needs, aspirations, and expectations. Cities continue to be the product of plans constrained by external forces and the application of available technology and resources, and the exercise of political power."*

*A Guide to Urban Planning in Texas  
Communities: Introduction to Urban Planning,  
Robert L. Wegner, Sr., MCP, pg. 1-9*

## PROJECTED FUTURE POPULATION

Increased demand for all types of land uses must be taken into account when establishing a *Future Land Use Plan*. Such increased demand is inevitable with population growth. The population projections contained herein form the foundation of establishing how much land should be allocated to particular types of land use. The following is a discussion of the way in which the population projections for Seagoville were established.

As discussed in the *Baseline Analysis*, Seagoville has experienced steady growth, at an annual compounded growth rate between 1980 and 2000 of just below two percent. As **Table 5-1** shows, this rate is comparable to many of the surrounding cities, especially Kaufman and Balch Springs. Crandall and Forney have both experienced marked

**Table 5-1**  
**POPULATION CHANGE OF NEARBY COMMUNITIES**  
1980-2000

City	1980	1990	2000	Growth Percentage	Average Annual Compounded Growth Percentage
Terrell	13,225	12,490	13,606	2.88%	0.14%
Kaufman	4,658	5,251	6,490	39.33%	1.77%
Balch Springs	13,746	17,406	19,375	40.95%	1.73%
Forney	2,483	4,070	5,558	123.84%	4.11%
Crandall	831	1,652	2,774	233.81%	6.21%
<b>Seagoville</b>	<b>7,304</b>	<b>8,962</b>	<b>10,823</b>	<b>48.18%</b>	<b>1.99%</b>

Source: U.S. Census

NOTE: This table is also contained within the *Baseline Analysis*, Table 2-4.

increases in population since 1980, at 6.2 and 4.1 annual compounded rates, respectively. Consideration of growth in these two cities has led to a growth projection within Seagoville that is higher than historical rates, but is justified by potential growth influenced by the region. The population projections shown in **Table 5-2** have been calculated based on these factors.

Scenario B is reflective of a future growth trend that correlates with an average of approximately 175 residential building permits per year over the next twenty years. This calculates into an average annual compounded growth rate of approximately 3.2 percent. A 3.2 percent average growth rate would result in a City population of approximately 14,800 by 2010 and 24,000 by 2025. Lower and higher annual compounded growth rates are included as Scenario A and Scenario C, respectively. Scenario A reflects a rate that is based on the amount of growth, approximately two percent annually compounded, experienced by the City between 1980 and 2000. This calculates into an average of 90 residential permits issued on a yearly basis. Scenario C reflects a relatively aggressive rate of growth for Seagoville, and correlates to the rate of growth experienced by the neighboring city of Forney of four percent. This would result in the City growing to a population of approximately 16,000 in ten years and 28,800 in twenty years.

For planning purposes, the moderate growth rate represented by Scenario B, specifically a compounded rate of 3.2 percent, is used herein to project the future population of Seagoville in the year 2025. This rate will be used throughout the Comprehensive Plan in relation to future needs within Seagoville (i.e., public facilities, parks, etc.).

**Table 5-2**  
**POPULATION PROJECTIONS**  
City of Seagoville, Texas

Year	Scenario A 2% Growth Rate	Scenario B 3.2% Growth Rate	Scenario C 4% Growth Rate
1980	7,304	7,304	7,304
1990	8,962	8,962	8,962
2000 <sup>(1)</sup>	10,823	10,823	10,823
2005	11,950	12,670	13,160
2010	13,190	14,800	16,000
2015	14,560	17,300	19,400
2020	16,000	20,250	23,600
2025	17,800	24,000	28,800
<b>Building Permits Per Year<sup>(2)</sup></b>	90	175	240

<sup>(1)</sup> Growth rate between 1980 and 2000: 1.98%

<sup>(2)</sup> Assumes 2.84 persons per household and a 95% occupancy rate

Source: 1980, 1990 & 2000 Populations from the U.S. Census; Population Projections from Dunkin, Sefko & Associates, Inc.

*The City recently completed a study, the Feasibility Study Report for Seagoville Wastewater Services. The population projections used within the Wastewater Feasibility Study correlated with the population projections contained herein.*

## A BALANCED & COMPATIBLE FUTURE LAND USE PATTERN

The various types of land use have different needs in terms of location. For example, automobile traffic should be able to circumvent residential areas, thereby preserving the integrity of local neighborhoods and ensuring the safety of local residents. In contrast, nonresidential uses should generally be located along major thoroughfares in order to allow them the highest visibility possible. The exception to this may be heavy commercial and industrial uses, which may have open storage areas and large warehouses that do not make a positive contribution to the way in which Seagoville is viewed from U.S. Highway 175 (this concept will be discussed further in the *Community Image Guidelines*, Section 9).

Retail and some commercial land uses require locations that provide visibility, because these types of land use often depends on “walk-in business” for success. Consequently, existing vacant land areas along U.S. Highway 175 have been designated for and should be preserved for retail and limited commercial land uses, particularly those that are designed such that they are aesthetically pleasing - in contrast to most heavy commercial and industrial uses (see **Illustration 4-1**). The market, in conjunction with City policy, has dictated the existing land use pattern (shown on **Plate 2-3** in the *Baseline Analysis*) in Seagoville over the years, a pattern that generally supports these concepts of residential and nonresidential locations. The *Future Land Use Plan*, graphically shown on **Plate 5-1**, further reinforces these concepts. It should be noted that nonresidential development will become increasingly important as the City continues to grow and needs to support additional population.

Further, by taking into account the Comprehensive Plan goals for balanced development and better traffic circulation within Seagoville, the *Future Land Use Plan* guides the allocation of land uses in a pattern in a way that is intended to yield greater opportunity for compatibility of land use. As **Illustration 4-1** shows, the more intense the type of nonresidential land use is, the less compatible the land use is with residential land use. In general, office uses and small (neighborhood) retail establishments adjacent to residential uses create positive relationships in terms of land use compatibility; these are considered lower intensity land

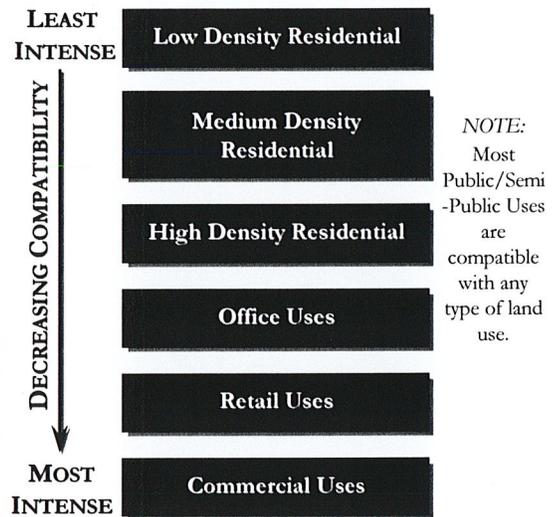


Illustration 5-1  
COMPATIBILITY COMPARISON OF VARIOUS TYPES OF LAND USE

Future Land Uses and Related Colors on the Future Land Use Plan Map, Plate 5-1



Diagram 5-1  
FUTURE LAND USE PLAN LEGEND

uses. There are many techniques, including setback standards, buffering, screening, and landscaping, that can be implemented through zoning and subdivision regulation that would help increase compatibility between different land uses. For example, areas where retail and commercial uses are adjacent to residential uses (such as around the Central Area of Seagoville) should employ proper buffering, screening, and site design techniques to mitigate any adverse impacts. These techniques are discussed in detail in the *Community Image Guidelines*, Section 9.

## RECOMMENDED LAND USES

All of the above-referenced locational needs of and compatibility issues related to the various types of land use have been considered in the establishment of Seagoville's *Future Land Use Plan*.

Land uses have been recommended not only for the existing City limits, but also within the City's ETJ. Municipalities in Texas do not have much land use control in the ETJ, and therefore, land uses are shown for two principal purposes. One, if and when Seagoville annexes an area, the recommended use of the land is known and it can be zoned accordingly. Also, it is important to know the intended land use when engineering studies are conducted. Knowing whether an area is likely to develop as residential or nonresidential affects infrastructure such as roads and water and sewer lines. The following sections outline the various types of land uses that will help to provide a positive land use pattern in Seagoville with future growth and development.

## Residential Land Uses

Residential land use is the predominate use within the City currently, and it is recommended within the *Future Land Use Plan* that this continue. It should be noted that single-family residential land uses can be buffered from nonresidential uses through the development of medium and high density residential land uses.

**Table 5-3  
FUTURE LAND USE CALCULATIONS  
City of Seagoville, Texas**

LAND USE CATEGORY	Acres	Percent
Residential Use	7,881.5	75.84%
<i>Low Density Residential (Single-Family)</i>	7,673.4	73.83%
<i>Medium Density Residential (Duplex/Townhome)</i>	36.7	0.35%
<i>High Density Residential (Multi-Family)</i>	124.2	1.20%
<i>Manufactured Home</i>	110.2	1.06%
Park & Open Space <sup>(1)</sup>	664.4	6.39%
Public/Semi-Public	301.4	2.90%
Office	26.0	0.25%
Retail	485.0	4.67%
Commercial	183.7	1.77%
Central Area	32.2	0.31%
Industrial	755.6	7.27%
<b>TOTAL LAND ACREAGE WITHIN THE CITY LIMITS</b>	<b>10,392.8</b>	<b>100.00%</b>
Total Floodplain Acreage Within the City's ETJ	2,894.0	98.7%
Total Developable Acreage Within the City's ETJ	38.0	1.3%
<b>TOTAL LAND ACREAGE WITHIN THE CITY'S ETJ</b>	<b>2,932.0</b>	<b>100.0%</b>
<b>Seagoville's Total Jurisdictional Area (City and ETJ)</b>	<b>13,324.8 acres</b>	

<sup>(1)</sup> Includes Petty White Park, 44 acres of which are not within the City limits; there are 242.4 acres within Seagoville that are classified as park and open space, including Simond Lake and DISD facilities; the percentage reflects the acreage that is within the City limits only.

Source: Dunkin, Sefko & Associates, Inc.

## LOW-DENSITY RESIDENTIAL LAND USES (SINGLE-FAMILY)

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that low density residential continue to account for the largest percentage. Also, much of the land area within the ETJ has been recommended for low density residential. Although all single-family areas have been considered “low density”, the City should strive for a range of lot sizes within its Zoning Ordinance in order to adequately provide for market choice.

## MEDIUM DENSITY RESIDENTIAL LAND USES (TOWNHOME/DUPLEX)

This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. There are very few such units within Seagoville; those that do exist are located along Baker Street in the southeastern area of the City. It is anticipated that new areas for medium density land use will be developed in the future. One recommended area is located on currently vacant land bordered by the following four roadways: Fran Street, Kaufman Street, Farmers Road, and Mathis Street. Medium density land uses provide areas for “empty nesters”, who may not want the maintenance of a large-lot single-family home, and for young families, who may find a townhome or duplex more affordable than a single-family home.

## HIGH DENSITY RESIDENTIAL LAND USES (APARTMENT HOMES)

Traditional apartment-type units in attached living complexes characterize high density residential land use. As with medium density land uses, there are currently few high density residential areas within Seagoville, but with the increased need for housing diversity that the City will experience with population growth, it is anticipated that there may be a market for such uses in the future. In response to this, a small amount of acreage has been recommended for high density residential use at two locations. One is along U.S. Highway 175 just south of Malloy Bridge Road, and the other is next to existing apartment units along Kaufman Street (north of the previously mentioned medium density area).



*Illustration 5-2*  
AN EXAMPLE OF A SINGLE-FAMILY HOME (A LOW DENSITY RESIDENTIAL LAND USE)



*Illustration 5-3*  
AN EXAMPLE OF A TOWNHOME (A MEDIUM DENSITY RESIDENTIAL LAND USE)



*Illustration 5-4*  
AN EXAMPLE OF AN APARTMENT COMPLEX (A HIGH DENSITY RESIDENTIAL LAND USE)

In order to ensure that future multi-family developments are designed to a high standard, the City should consider applying the following guidelines in the future:

- ◆ The proposed multi-family tract should be adjacent to a collector or major thoroughfare (i.e., not directly adjacent to local residential streets).
- ◆ All structures within the multi-family development should be 80 percent masonry.
- ◆ The tract should not be less than approximately five acres in size.
- ◆ If the tract is adjacent to single-family residential dwellings, transition areas (greenspace, buffer areas, medium density development, etc.) should be incorporated into the project.
- ◆ Based upon the density of the complex, an appropriate amount of usable open space should be required.

*Due to lack of market need, Seagoville does not currently have many areas within which high density residential uses have developed. However, anticipating that there will be some need in the future for high density development, the City should incorporate the listed, bulleted items (at left) into the Zoning Ordinance.*

## MANUFACTURED HOUSING LAND USES

There are several areas within Seagoville that are characterized by manufactured homes, which provides affordable housing for many of the City's citizens. On the *Future Land Use Plan* map, the areas that have been designated for manufactured homes primarily consist of areas wherein manufactured homes are prevalent. It is not anticipated that many additional such areas will be needed, due to the fact that adequate market choice for manufactured homes is likely already provided within Seagoville's existing areas.



*Illustration 5-5*  
AN EXAMPLE OF A MANUFACTURED HOME

## Park & Open Space Land Uses

This land use designation is provided to identify all public parks and open spaces within Seagoville. A community's park system is key to a high quality of life. Additional land should be set aside for parks, recreation and open space areas in proportion to population growth; the National Recreation and Park Association (NRPA) standard is approximately 17 acres per 1,000 people (1.7 per 100 people), not including trails. This standard in relation to Seagoville and its future projected population has been addressed within the *Parks, Recreation & Open Space Assessment* (refer to Section 6). It is recommended that Seagoville develop a comprehensive park master plan in the near future that can

*The Parks, Recreation, & Open Space Assessment, Section 6 of this Comprehensive Plan, provides a detailed discussion of par and recreation opportunities within Seagoville today, and addresses projected needs for the future.*

address specific future park locations, local park and open space needs, park dedication, and other recreation-related issues for the City.

## Public/Semi-Public Land Uses

This land use designation is representative of uses that are educational, religious, governmental or institutional nature. Public/semi-public uses are generally permitted within any area; therefore, the areas shown on the *Future Land Use Plan* map include the related uses that are currently in existence. It is, however, anticipated that there will be a need for additional public uses with future population growth. Future discussion of projected future needs in terms of public facilities and municipal employees is contained within the *Public Facilities Plan*, Section 8.

## Non-Residential Land Uses

Residents of a community should be able to live, work and recreate all within the community itself; the existence of nonresidential uses allows this. There are several areas of the City that have been recommended for various types of nonresidential use, primarily depending on the area's location and proximity to other types of land use. The following sections discuss specific aspects of office, retail, commercial and industrial uses.

## OFFICE LAND USES

There is a relatively small amount of land used for office purposes in Seagoville today. However, office uses are in keeping with the small-town character of the community, and it is recommended that the amount of land used for office purposes be increased, as shown on the *Future Land Use Plan* map. There is an area that is recommended for concentrated office land use that is located northwest of Malloy Bridge Road and north of U.S. Highway 175. The City should establish locational criteria for other areas conducive to office development in the future; such criteria should include:

- ◆ The proposed office development should be compatible with any adjacent residential area, and



Illustration 5-6  
AN EXAMPLE OF A PUBLIC USE



Illustration 5-7  
AN EXAMPLE OF A FIRE STATION (A PUBLIC USE)

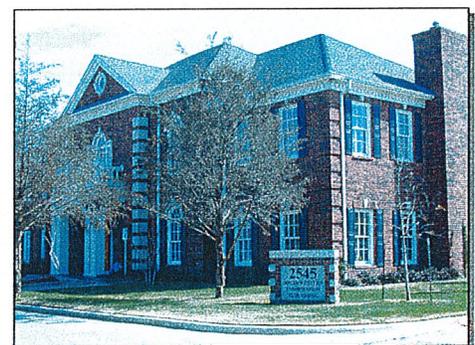


Illustration 5-8  
AN EXAMPLE OF AN OFFICE USE

- ♦ The land on which the office use would be developed should not be located directly along a major thoroughfare (land along major thoroughfares should be retained for retail uses because of the visibility that they provide).

In other areas of Seagoville, office uses can be developed between residential and higher intensity land uses to provide for a positive transition between them.

## RETAIL LAND USES

Retail land uses areas are intended to provide for a variety of retail trade, personal and business services and establishments. As mentioned previously, retail establishments generally require higher visibility than do other types of nonresidential land use (e.g., office, commercial). In response to this need, retail land uses have been designated in the higher traffic areas of Seagoville, with concentrated retail uses recommended along U.S. Highway 175. Because of the high visibility that U.S. Highway 175 provides, the City should review its existing overlay zoning district that applies to the U.S. Highway 175 corridor, and should consider increasing development standards. It should be noted that this major traffic corridor also provides the City with a prime opportunity for large retailers, such as Wal-Mart and Target stores, which can be designed to be compatible with existing uses and would result in increased tax revenue for Seagoville. It should be noted that development along U.S. Highway will become increasingly important in terms of tax revenue for the City as the local population continues to grow, and therefore, the City should protect the optimal locations for retail development that remain within this corridor; a piece of property should not be developed as residential when it has all the characteristics of a prime nonresidential location.

## CENTRAL AREA

This land use designation is intended to providing a concentrated, mixed-use focal point and center of business/government in the core area of Seagoville. In recent years, there has been a renewed interest in the town squares that were once a fixture of old Texas towns. The *Central Area* designation (which could also be referred to as the Central Business District or Town Center) will allow the City to evaluate new development and make decisions about

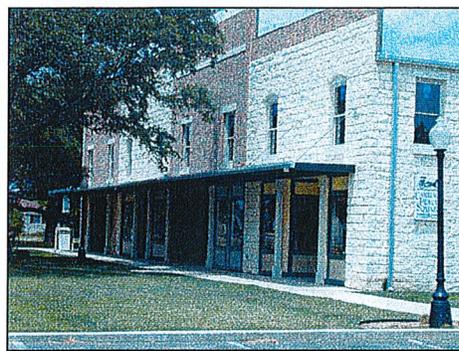


Illustration 5-9  
EXAMPLE OF A RETAIL USE

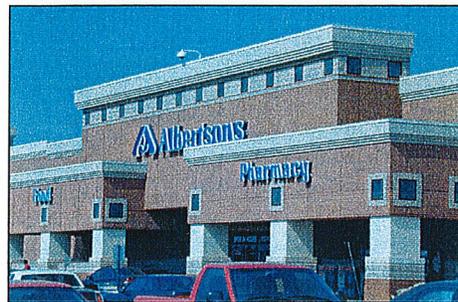


Illustration 5-10  
EXAMPLE OF A RETAIL USE



Illustration 5-11  
EXAMPLE OF A LARGE RETAILER

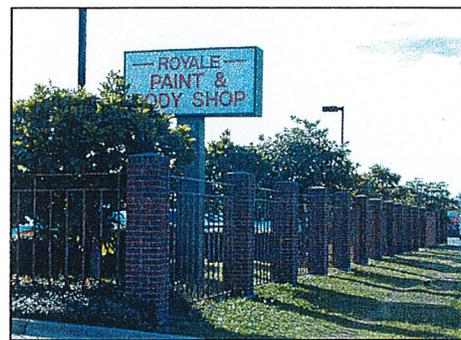


Illustration 5-12  
EXAMPLE OF A COMMERCIAL USE

appropriate land uses in the context of local history. A mixture of land uses is envisioned for this area, as it is intended to be a place for local residents to live (above a retail establishment), shop, conduct personal and government-related business, eat at a local café or coffee shop, enjoy a local museum), and gather for community events. In addition, pedestrian activity should be encouraged in Seagoville's Downtown area.

## COMMERCIAL LAND USES

Areas designated for commercial land use are intended for a variety of commercial uses and establishments with outside storage, display and sales. Examples of such uses include automobile-related services, feed stores, welding shops, and pawn shops. One primary difference between retail and commercial uses is that retail uses tend to rely more heavily on *walk-in* business. Consequently, retail uses need the visibility that major thoroughfares provide. Commercial uses often locate along major thoroughfares not because they need the *visibility*, but because they need the *accessibility*. The challenge lies in the fact that commercial uses generally have a greater need for outside storage areas, and these areas tend to lessen the visual quality of major thoroughfares.

For areas in which commercial uses are permitted, the City should consider establishing increased design-related guidelines (along U.S. Highway 175, in addition to the existing overlay district) to ensure their compatibility with other uses of less intensity. Within these guidelines, the City should consider requiring open storage areas to be buffered and/or screened from any adjacent residential uses and from public view.

## INDUSTRIAL LAND USES

The industrial land use designation is applied to areas intended for a range of heavy commercial, assembly, warehousing, manufacturing and service-type uses. Large tracts of land with easy access to major thoroughfares are becoming increasingly hard to find for the industrial business community. This fact may give Seagoville an advantage; the City has large vacant tracts of land that are conducive to industrial development, specifically south of U.S. Highway 175. Industrial businesses in Seagoville should be involved in light industrial activity, that is, business would be

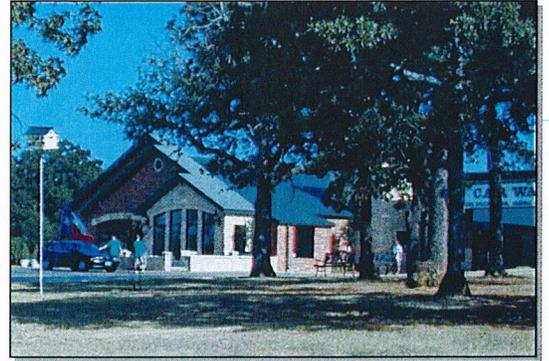


Illustration 5-13  
EXAMPLE OF A COMMERCIAL USE



Illustration 5-14  
EXAMPLE OF AN INDUSTRIAL USE



Illustration 5-15  
EXAMPLE OF AN INDUSTRIAL USE

contained within a building (i.e., a minimal amount of open storage). Examples of this type of use include high-tech services, medical services, software manufacturing, and related assembly. Such light industrial businesses tend to have many of the advantages of industrial uses (i.e., employment, increased tax base) without the disadvantages often related to such uses (i.e., adjacency challenges, pollution).

## Potential Land Uses in Floodplain Areas

There are almost 3,000 acres that are designated as floodplain (**Table 5-3**) in the City's ETJ, which makes this land virtually undevelopable. However, there are uses other than the typically developed land uses that would be beneficial for both citizens and the City of Seagoville. Specifically, three potential uses for this land should be considered: 1) for water service through the creation of a small reservoir, 2) for recreation, and 3) for support of an electrical generating plant.

The first use would help the City solve possible long-term challenges related to water service provision capable of accommodating future population growth. Water is becoming an increasingly scarce commodity in Texas; water-related challenges in San Antonio exemplify this fact. Construction of a reservoir could not only provide Seagoville the security of long-term water, but could also have the added benefit of positioning Seagoville to sell water to other cities, thereby actually creating revenue for the City. Please refer to the *Infrastructure System Overview*, Section 7, for additional discussion of local water service.

The second potential use of floodplain areas involves recreation. Floodplain areas actually provide Seagoville with the opportunity to become a community known for its quality passive recreational features. Dallas County is in the process of developing a countywide trail system, and is utilizing floodplain areas within Seagoville along the East Fork Trinity River in the eastern portion of the City and within the area southeast of the City. Seagoville could expand on these recreational amenities. Please refer to the *Parks, Recreation & Open Space Assessment*, Section 6, for additional discussion of floodplain-related passive recreation opportunities.

The third potential use is related to the establishment of an electrical generating plant. These plants require water to operate,

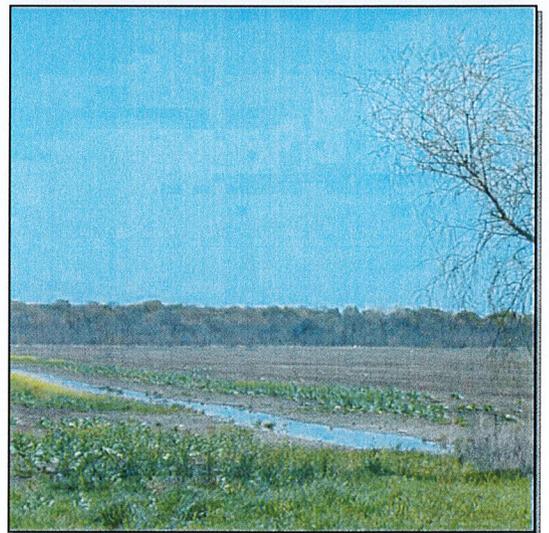
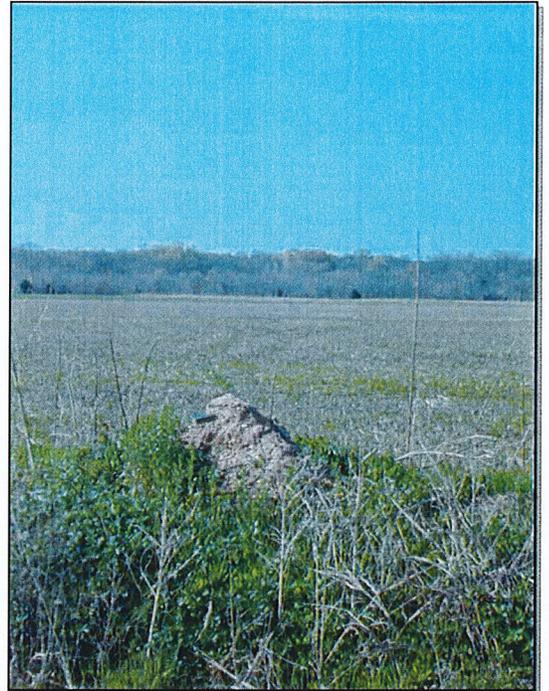


Illustration 5-16  
FLOODPLAIN AREAS IN SEAGOVILLE'S ETJ

and therefore, locations in close proximity to a floodplain are ideal. In addition, locating them adjacent to floodplain areas minimizes their visibility and adjacency issues that may arise if they were located in traditionally developed areas. Also, a water feature such as the previously mentioned reservoir could support an electrical plant's water requirements. One advantage is that in contrast to some other nonresidential land uses, this land use does not generate much traffic. The primary advantage to Seagoville, however, would be the revenue that an electrical generating plant has the potential to create. The City should consider actively pursuing the location of such a plant in the floodplain areas of its ETJ.

*Chapter 43 of the Texas Local Government Code outlines the rules of annexation for municipalities across Texas of varying size.*

## LAND USE IN SEAGOVILLE'S EXTRATERRITORIAL JURISDICTION (ETJ)

There are two primary reasons that cities in Texas are given the right to extra territorial jurisdiction (ETJ). First, it gives cities statutory prohibition against another municipality annexing land that is within the ETJ of another city, thereby protecting the ability of cities to expand their land area and population. Cities can generally only annex land that lies within their own ETJ. Secondly, it allows cities to enforce their subdivision regulations within their ETJ, wherein they cannot enforce their zoning regulations. Subdivision regulation authority allows cities to protect the subdivision and development (especially the provision and construction of public improvements) of land that will likely become part of that city in the future.

By State law, a city of Seagoville's size is allowed an extraterritorial jurisdiction (ETJ) of one mile around the entirety of the City, with the exception of areas that fall within another incorporated community or within its ETJ. As was discussed in the *Baseline Analysis*, this exception does affect Seagoville due to the fact that the City is constrained by other municipalities and their respective jurisdictional areas, including Mesquite, Dallas, Crandall and Combine (Illustration 5-17).

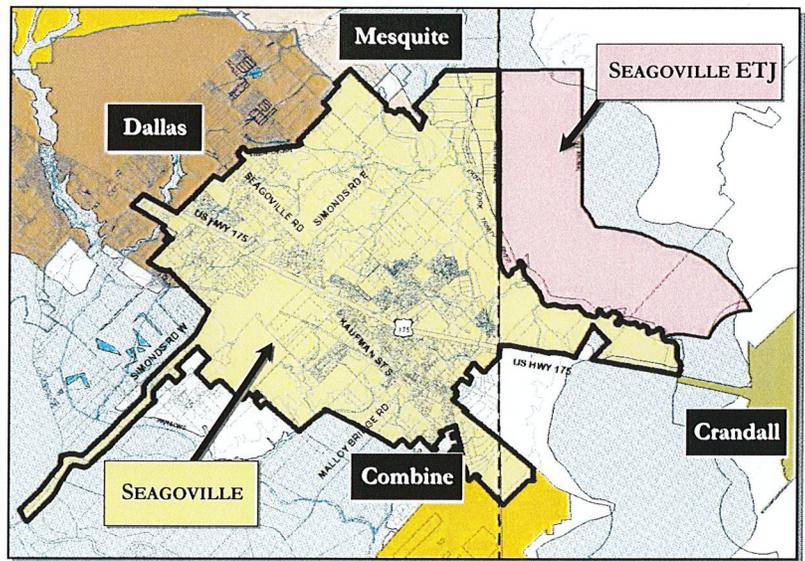


Illustration 5-17  
SEAGOVILLE AND ITS ETJ, SHOWN WITH SURROUNDING COMMUNITIES

*Of the 2,932 acres within Seagoville's ETJ, only 38 acres are not designated as floodplain and are therefore developable.*

Cities in Texas can annex a maximum of 10 percent of their total land area each year, and a maximum of 30 percent within a three-year period<sup>5-1</sup>. There are currently approximately 2,894 acres in Seagoville's ETJ area, over 98 percent of which is designated as floodplain. Seagoville has approximately 10,393 acres within its current City limits, and can therefore annex a maximum of approximately 1,039 acres per year. A maximum of approximately 3,117 acres can be cumulatively annexed over the next three years (30 percent), assuming that no land is voluntarily annexed into the City. If land is voluntarily annexed into Seagoville, then the law allows the City to discount the voluntarily annexed acreage from the maximum amounts allowed. Consequently, Seagoville could annex more than this number of acres, if desired, with voluntary annexations.

Most cities in Texas view annexation as a growth management tool and/or a way in which to accommodate additional population and grow in the community. Neither of these traditional reasons for annexing ETJ area applies to Seagoville because only a small amount of acreage could be developed within its ETJ, making annexation of very little benefit. However, preservation of open space is important to the general public welfare, and therefore, annexing land for the purpose of providing the citizens of Seagoville with open space recreational opportunities would be beneficial to the City long-term.

## ADMINISTRATION OF THE FUTURE LAND USE PLAN

### Development Proposals & the Future Land Use Plan

At times, the City will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the *Future Land Use Plan*. Review of such development proposals should include the following considerations:

<sup>5-1</sup> By Texas State law, if a city does not annex 10 percent of its land area in one year, the remaining percentage can be carried over to apply to annexations the next year.

*By State law, a city of Seagoville's size is allowed an extraterritorial jurisdiction (ETJ) of one mile around the entirety of the City, with the exception of areas that fall within another incorporated community or within its ETJ; Seagoville is constrained by other municipalities and their respective jurisdictional areas.*

*The two traditional reasons municipalities annex land are for growth management and for population accommodation; neither of these applies to Seagoville given the large amount of floodplain area that characterize most of the City's ETJ.*

*Proper administration of the Future Land Use Plan will require consistency on the part of the City.*

- ◆ Will the proposed change enhance the site and the surrounding area?
- ◆ Is the proposed change a better use than that recommended by the *Future Land Use Plan*?
- ◆ Will the proposed use impact adjacent residential areas in a negative manner? Or, will the proposed use be compatible with, and/or enhance, adjacent residential areas?
- ◆ Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- ◆ Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the City's long-term economic well-being?

Development proposals that are inconsistent with the *Future Land Use Plan* (or that do not meet its general intent) should be reviewed based upon the above questions and should be evaluated on its own merit. It should be incumbent upon the applicant to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives, as set forth within this Comprehensive Plan. It is important to recognize that proposals contrary to the Plan could be an improvement over the uses shown on the Plan for a particular area. This may be due to changing market, development and/or economic trends that occur at some point in the future after the Plan is adopted. If such changes occur, and especially if there is a significant benefit to the City of Seagoville, then these proposals should be approved, and the *Future Land Use Plan* should be amended accordingly.

## Zoning & the Future Land Use Plan

Chapter 211 of the Texas Local Government Code states that "zoning regulations must be adopted in accordance with a comprehensive plan". Consequently, a zoning map should reflect the *Future Land Use Plan* to the fullest extent possible. Therefore, approval development proposals that are inconsistent with the *Future Land Use Plan* will often result in inconsistency between the *Future Land Use Plan* and the zoning regulations. It is recommended that Seagoville amend the *Future Land Use Plan* prior to rezoning land that would result in such inconsistency. It

*It should be noted that not all development proposals that are inconsistent with the Future Land Use Plan are necessarily negative for the City.*

*However, the proof that such a change in the Future Land Use Plan is positive for the City should lie primarily on the applicant requesting the change.*

*The Future Land Use Plan should be amended prior to the acceptance of a proposal that is inconsistent with the Future Land Use Plan.*

*The amendment to the Future Land Use Plan can be the agenda item voted on prior to the agenda item for the proposed development.*

*A municipal Zoning Map should reflect the Future Land Use Plan map to the fullest extent possible. This is not only good planning practice, it is also Texas state law.*

should be noted that in order to expedite the process of amending the *Future Land Use Plan* to ensure zoning regulations correspond, the related amendment recommendation(s) may be forwarded simultaneously with the rezoning request(s). If a rezoning request is consistent with the Plan, the City's routine review process would follow. It is recommended that the City of Seagoville engage in regular review of the *Future Land Use Plan* to further ensure that zoning is consistent and that the document and the map reflect all amendments made subsequent to the Plan's initial adoption. It should be noted that specific implementation measures related to zoning are addressed within the *Implementation Strategies*, Section 10.

*It is important to note that the Future Land Use Plan is not the community's official zoning map. Rather, it is a guide to decision making in the context of the City's future land use patterns.*

## IN CONCLUSION

The recommendations contained herein should guide Seagoville's future land use planning and related policies. It is important to note that the *Future Land Use Plan* is not the community's official zoning map. Rather, it is a guide to decision making in the context of the City's future land use patterns. The *Future Land Use Plan* should be used consistently and updated as needed, as coordinated, quality development continues in Seagoville over time. The official copy of the *Future Land Use Plan* map is on file at Seagoville's City Hall. The boundaries of land use categories as depicted on the official map should be used to determine the appropriate land use category for areas that are not clearly delineated on the smaller-scale *Future Land Use Plan* map contained within this Comprehensive Plan document. The recommended future land use policies contained throughout this section are summarized in **Table 5-4**.

**Table 5-4**  
**RECOMMENDED FUTURE LAND USE PLAN POLICIES**  
 City of Seagoville, Texas

Policy #1	The City should use the moderate growth rate represented by Scenario B herein, specifically a compounded rate of 3.2 percent, for future planning purposes (i.e., for infrastructure planning, public facilities expansions, etc.)
Policy #2	The City should strive to maintain the land use percentages recommended within this <i>Future Land Use Plan</i> (specifically in <b>Table 5-3</b> ).
Policy #3	The City should protect optimal locations for retail development along U.S. Highway 175; a piece of property should not be developed as residential when it has all the characteristics of a prime nonresidential location.
Policy #4	The City should review its existing Zoning Ordinance to ensure that the ordinance has allowed for adequate variation in terms of single-family lot sizes.

Source: Dunkin, Sefko & Associates, Inc.

Table 5-4  
**RECOMMENDED FUTURE LAND USE PLAN POLICIES, Cont'd**  
 City of Seagoville, Texas

Policy #5	The City should allow a maximum of eight dwelling units per acre within designated medium density areas and within any Planned Development wherein medium density land uses are developed.
Policy #6	The City should provide for areas for medium- and high-density land uses, due to the fact that it is anticipated that there may be a market for such uses in the future.
Policy #7	The City should consider incorporating increased development standards within the Zoning Ordinance in order to ensure that future multi-family developments are designed to a high standard. Density bonuses allowing additional units per acre could be used to encourage the incorporation of amenities within the development, thereby ensuring the apartment complex's continued quality and marketability.
Policy #8	The City should develop a comprehensive park master plan in the near future that can address specific park locations, local park and open space needs, park dedication, and other recreation-related issues (also addressed in Section 6, the <i>Parks, Recreation, &amp; Open Space Assessment</i> ).
Policy #9	The City should remain aware of increases in the population and the resultant needs for additional public uses (also addressed in Section 8, the <i>Public Facilities Plan</i> ).
Policy #10	The City should encourage the location of retail uses along U.S. Highway 175 (as recommended within this <i>Future Land Use Plan</i> ) in order to allow them high visibility and easy accessibility, with smaller retail uses within the City's Central Area.
Policy #11	The City should revise the Zoning Ordinance to incorporate recommendations herein regarding the City's Central Area, with consideration given to establishing additional design, development and/or redevelopment standards for it, to encouraging a mixture of land uses, to increasing pedestrian traffic, and to evaluating decisions about appropriate land uses in the context of local history.
Policy #12	The City should establish additional regulations related to the aesthetics of permitted commercial use development within the U.S. Highway 175 corridor (i.e., increased regulation within the current existing overlay district).
Policy #13	The City should evaluate annexations principally on the basis of providing open space recreation areas for the local population; due to the floodplain areas that characterize much of the land within the City's ETJ, much additional population will not be able to be accommodated.
Policy #14	Development proposals that are inconsistent with the <i>Future Land Use Plan</i> should be carefully reviewed based upon their own merit, and approved only if it is proven that such a proposal contributes to the City's established goals and objectives.
Policy #15	The City should amend the <i>Future Land Use Plan</i> simultaneously with any rezoning land that would result in inconsistency between the <i>Future Land Use Plan</i> (map) and zoning (map).
Policy #16	The City should engage in regular review of the <i>Future Land Use Plan</i> to further ensure that zoning is consistent and that the document and the map reflect all amendments made subsequent to the Plan's initial adoption.

Source: Dunkin, Sefko & Associates, Inc.

# Plate 5-1 Future Land Use Plan

City of Seagoville, Texas  
Comprehensive Plan

**Future Land Use Legend**

- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MH - Manufactured Housing
- P/SP - Public/Semi-Public
- P/OS - Parks
- R - Retail
- C - Commercial
- O - Office
- I - Industrial
- CA - Central Area
- Floodplain

**Boundary Legend**

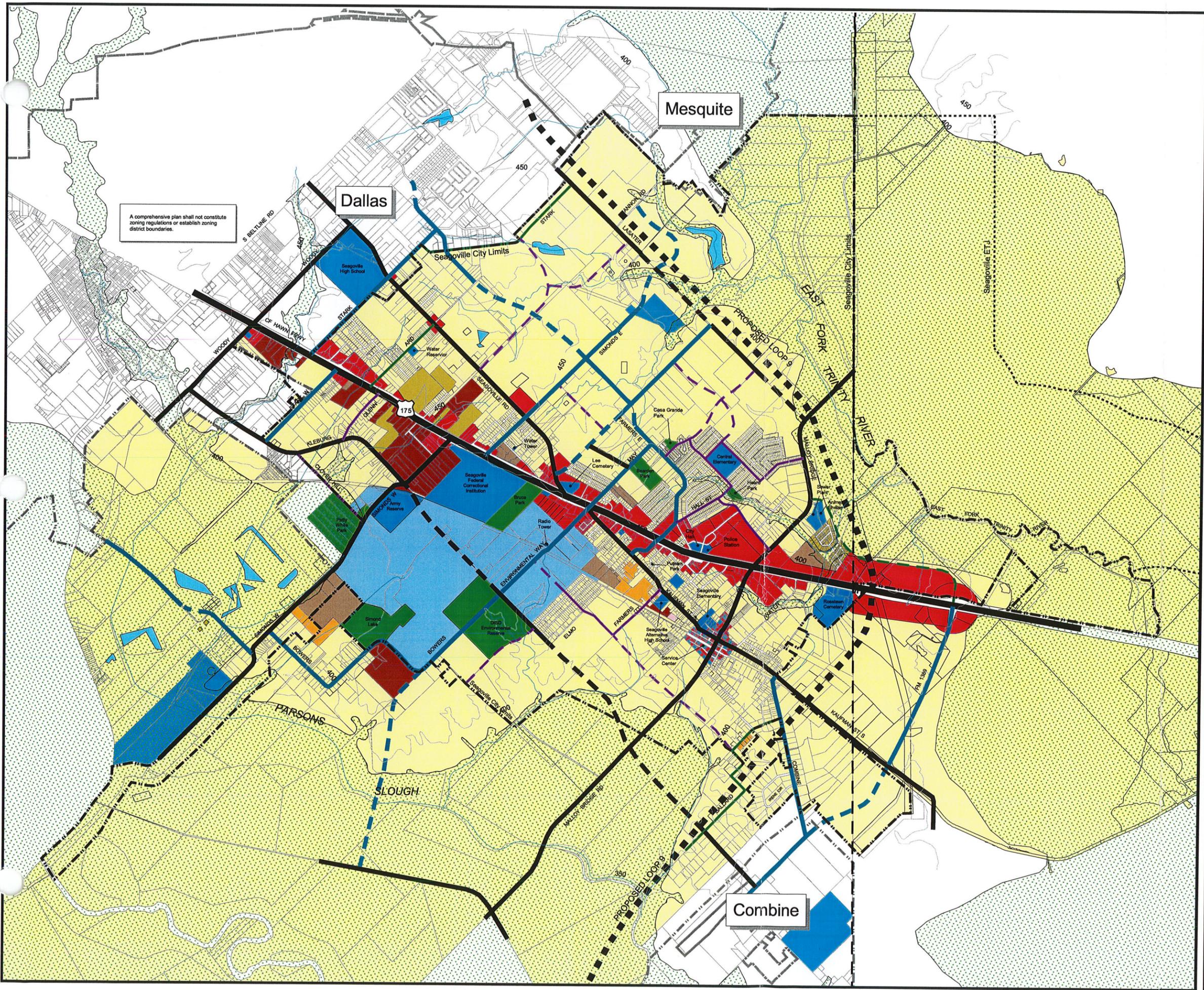
- Seagoville City Limits
- Seagoville ETJ
- Surrounding City Limits
- County Line

**Thoroughfare Legend**

- Major Thoroughfare Type A
- Type A Proposed
- Minor Thoroughfare Type B
- Type B Proposed
- Major Collector Type C
- Type C Proposed
- Minor Collector Type D
- Type D Proposed



Dunkin Sefko & Associates, Inc.  
Urban Planning Consultants Dallas Texas  
Date: October 2002





# COMPREHENSIVE PLAN 2002

## Section 6: The Parks, Recreation & Open Space Assessment

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## INTRODUCTION

A vital component of an urban area is the space devoted to satisfying active and passive community recreational needs. The quantity of this space and its distribution within the population generally indicates the quality of the local park and recreation services. Furthermore, all these spaces collectively are considered to be elements that enhance and contribute to the quality of life found in the community.

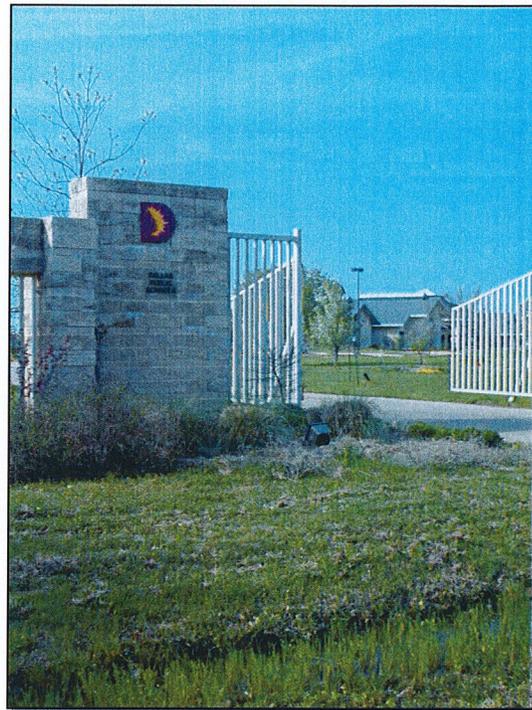
The purpose of this element of the Comprehensive Plan is to examine and analyze existing park and recreation spaces and facilities, and to identify issues related to present and future community needs. This *Parks, Recreation & Open Space Assessment* evaluates existing facilities, establishes facility criteria and standards, and provides a comparative analysis of Seagoville's park system to accepted park standards, and identifies park-related issues that Seagoville will need to address in the short-term.

## PARK TYPES AND RECOMMENDED STANDARDS

In order to provide the parks, recreational, and open space facilities needed by the City's residents, a set of standards and design criteria should be followed. The National Recreation and Park Association (NRPA) has developed such standards for parks, recreation and open space development, which are intended to guide communities in establishing a hierarchy of park areas. These areas defined by (1) the various types of activities that are to be furnished, and (2) their type, size and service area. The following describes a commonly used classification system that follows guidelines similar to those set forth by the National Recreation and Park Association (NRPA).

Each park type is discussed below in order to:

- (1) Identify the function of the park;
- (2) Identify the recreational activities associated with each park; and
- (3) Define the general service area and the physical relationship of each park to the population residing within its service area.



*Illustration 6-*  
ENTRYWAY TO THE DISD ENVIRONMENTAL  
EDUCATION CENTER

*The NRPA recommends using a Level of Service (LOS) standard in addition to the traditionally accepted "acres per 1,000 persons" standard to determine an adequate level of recreation availability.*

It should be noted that a general standard for park acreage per 1,000 people is approximately 17 acres, or 1.7 acres for every 100 people. As mentioned in the *Baseline Analysis*, Seagoville currently has approximately 2.2 acres of park/open space for every 100 people in the City. However, Simonds Lake (approximately 60 acres) and the Dallas Independent School District's Environmental Education Center (approximately 500 acres) are contributing to this high number of acres per 100 persons. Basic park acreage in Seagoville is approximately 63 acres, which calculates into 0.6 acres per 100 people.

*Seagoville currently has approximately 2.2 acres of park/open space for every 100 people in the City, but in terms of basic park acreage, there are approximately 0.6 acres per 100 people.*

## Mini-Park

A mini-park is a small area generally used as a children's playground or as a passive or aesthetic area by senior citizens. Mini-parks are designed to serve a very small population area and are often owned or maintained by a property association. These parks normally serve a population base of 500 to 1,000 persons, and although they range in size, they are typically about one acre. The primary function and use of this type of park should be to provide recreational space for preschool-age children and elementary school-age children near their residences. Where substantial development of high-density apartments is proposed, it is appropriate that mini-parks be provided as an integral part of the housing development. Due to required maintenance costs, the future development of any park of this type should be private in nature, if possible, as they are generally not conducive to ownership by municipalities. Putnam Park and the Veterans Memorial Park could be classified as mini-parks; the Veterans Memorial Park, however, could also be considered a "special park", discussed later within this section.



*Illustration 6-  
VETERANS MEMORIAL PARK  
Considered a Mini-Park or a Special Park*

## Neighborhood Park

The neighborhood park, sometimes referred to as a playground, is deemed to be one of the most important features of a park system, and is often considered to be one of the major cohesive elements in neighborhood design. Its primary function is the provision of recreational space for the neighborhood that surrounds it.

When it is possible to combine an elementary school with this type of park, the two features further enhance the identity of the neighborhood by providing a central location for recreation and education, and by providing a significant open space feature within the neighborhood. A neighborhood park should be located near the center of the neighborhood, and should have a service area of approximately one-half mile to three-fourths mile. Safe and convenient pedestrian access (sidewalks or hike-and-bike trails) is important to a neighborhood park location. Generally, the location should not be adjacent to a heavily traveled major thoroughfare. Facilities normally provided at a neighborhood park consist of the following:

- ♦ Playground equipment for small children;
- ♦ A multiple-purpose, surfaced play area;
- ♦ An athletic area (non-lighted) for games such as baseball, football and soccer, and a surfaced area for such sports as volleyball, basketball and similar activities.

Other desirable elements for neighborhood parks include:

- ♦ Pavilions with tables and grills for picnics,
- ♦ Restrooms,
- ♦ Drinking fountains;
- ♦ Tennis courts; and
- ♦ A passive area with landscaping, trees and natural elements.

It should be noted that it is generally not desirable to incorporate large, lighted athletic facilities due to the fact that lighting is often objectionable to nearby residents.

Neighborhood parks are designed to serve a small population area. An appropriate standard in relation to size and population for this type of park is 2.5 acres per 1,000 persons. These parks normally serve a population base of 1,000 to 2,500 persons, and they generally range in size from 5 to 10 acres per park. Bearden Park, located north of U.S. Highway 175 in the central part of Seagoville, would be considered a large neighborhood park at just over 17 acres. Other (smaller) neighborhood parks in Seagoville include Casa Grande Park, and Heard Park.

*A neighborhood park should be located near the center of the neighborhood, and should have a service area of approximately one-half mile to three-fourths mile.*



*Illustration 6-  
A NEIGHBORHOOD PARK IN SEAGOVILLE*

*Neighborhood parks are designed to serve a population base of 1,000 to 2,500 persons, and they generally range in size from 5 to 10 acres per park.*

## Community Park

A community park is larger than a neighborhood park, and is oriented toward providing active recreational facilities for all ages. Community parks serve several neighborhood areas, and therefore, they should be conveniently accessible by automobile, and should include provisions for off-street parking. Activities provided in these parks generally include:

- ◆ Game and practice fields for baseball, football, soccer and softball;
- ◆ A community building/recreation center;
- ◆ Tennis courts;
- ◆ A surfaced multiple-purpose play area;
- ◆ Playground structures;
- ◆ A passive area for picnicking; and,
- ◆ Other special facilities, such as frisbee golf, if space is available.

The service radius of a community park play field is one-half to two miles, and a location adjacent to, or as a part of, a junior high or high school is considered desirable. Community parks are designed to serve a medium population area. An appropriate size standard for these parks in relation to size and population is 5 acres per 1,000 persons. These parks normally serve a population base of 2,500 to 5,000 persons, and they generally range in size from 40 acres to 100 acres. Bruce Central Park, although it is approximately 35 acres, could be considered a small community park. Petty White Park is also considered a community park<sup>6-1</sup>.

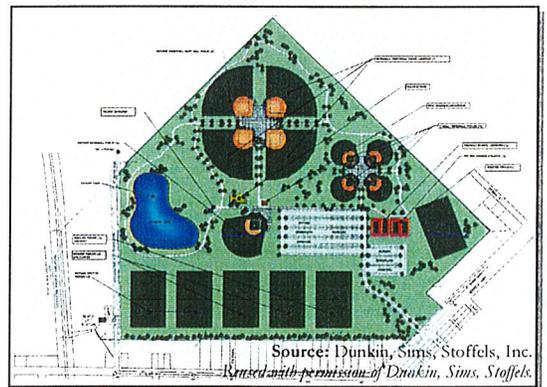
## Large or Regional Parks

Areas that are 100 (or more) acres in size, which provide both passive and active recreational facilities, are considered to be large/regional parks. These parks can serve all age groups, and often have athletic fields. It is desirable that a balance of active and passive recreational facilities be provided in a large park. Such facilities may include picnicking, fishing, water areas, and hiking and natural areas. Dependent upon location, need, and possibly topography, some community park features may be placed in the

<sup>6-1</sup> 44 acres of Petty White Park are outside the City but is owned by Seagoville. This acreage has been included in the assessment, and is included in the "Parks & Open Space" discussion within the *Future Land Use Plan*, Section 5.



Illustration 6-  
BRUCE CENTRAL PARK – CURRENTLY UNDER  
CONSTRUCTION FOR THE INCORPORATION OF A TRAIL



Source: Dunkin, Sims, Stoffels, Inc.  
Revised with permission of Dunkin, Sims, Stoffels.  
Illustration 6-  
EXAMPLE OF A COMMUNITY PARK DESIGN

large park. These parks are often lighted and have multi-purpose functions. A standard of 7.5 acres per 1,000 persons is commonly recommended for large or regional parks, and they normally serve a population base of 5,000 to 7,500 persons. There are no large or regional parks within Seagoville at this time.

*Neighborhood parks are designed to serve a population base of 5,000 to 7,500 persons, and they generally are over 100 acres in size.*

## Special Park Areas

Golf courses, linear parks/greenbelts, country clubs, botanical gardens and special athletic and community centers, including youth centers (i.e. YMCA) and civic centers, are considered to be special types of recreational facilities. Standards for this type of facility are variable and dependent upon the extent of services provided by the special facility. The Environmental Education Center, which is owned and operated by the Dallas Independent School District (DISD), would be considered a special park. Also, although it is relatively small, the Veterans Memorial Park could be considered a special park as well.

*Small cities similar in size to Seagoville often construct these as a cooperative effort with other cities, with the related county, and/or with the related school district.*

In addition, Dallas County is in the process of developing a countywide trail system. This trail will be accessible within Seagoville along the East Fork Trinity River in the eastern portion of the City and within the floodplain area southeast of the City. It is intended to eventually connect to other trails in surrounding communities in the Dallas-Fort Worth Metroplex and throughout Dallas County. This would be considered a special area park within Seagoville.

## Parkways and Ornamental Areas

Plazas, street medians, scenic drives and grounds of public buildings and similar facilities are important aspects of the overall park system and should receive careful attention for their development and maintenance. They are also often a pleasant passive place that may be provided as part of a hike-and-bike trail system. An area of this type could be incorporated into Downtown Seagoville, thereby further enhancing it.

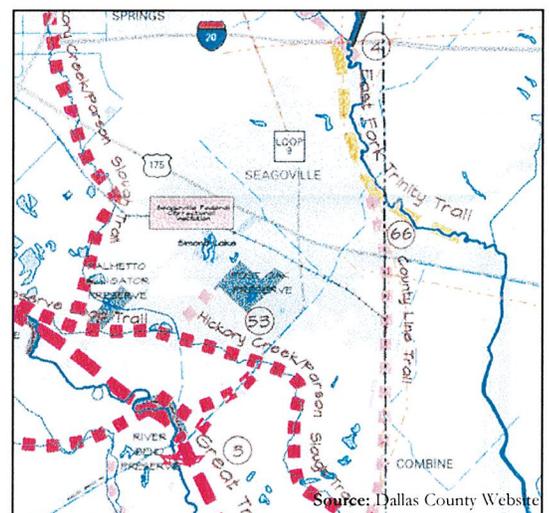


Illustration 6-  
THE DALLAS COUNTY PROPOSED TRAIL SYSTEM

## Open Space, Reservations, Preserves and Greenbelts

These areas are natural and are generally left undisturbed, and can be referred to as preserves, as is the Post Oak Preserve, although some such areas are not. No active uses are usually accommodated in these areas; they are primarily intended for passive recreational use. As mentioned in previous sections of this Comprehensive Plan, Seagoville is surrounded by floodplain areas; these areas are within its current City limits, and they characterize much of the land within Seagoville's ETJ. Through annexation and related planning and park design, these floodplain areas that limit development could become a positive characteristic of the City by providing a large amount of passive recreational open space for local citizens. The City of Seagoville could become a community known for its quality passive recreational features.

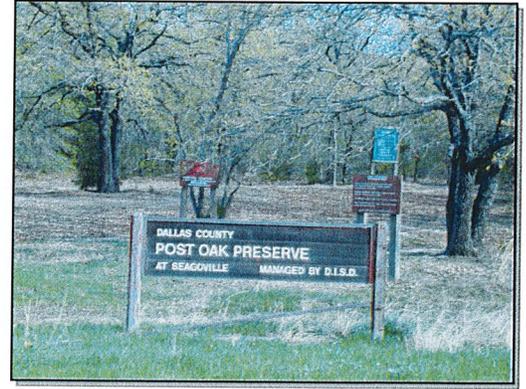


Illustration 6-  
THE POST OAK PRESERVE, MANAGED BY THE DISD

## SEAGOVILLE PARK ASSESSMENT

### Existing Local Facilities

Seagoville's park areas are shown on **Plate 6-1** and are described in **Table 6-1**. The existing system of parks in Seagoville consists of approximately 104 acres of developed parks, with another 560 acres of areas that can be considered "special parks". It should be noted that the local school locations are shown on **Plate 6-1** as well, due to the fact that school campuses often also have park-related facilities, such as playgrounds and athletic fields.

**Table 6-1**  
**EXISTING PARK AND OPEN SPACE INVENTORY**  
City of Seagoville, Texas

PARK FACILITY	PARK TYPE	Size (acres)	Current Acres Per 100 Persons <sup>(1)</sup>
Bearden Park	Neighborhood	17.5	0.96
Bruce Central Park	Community	35.5	
Casa Grande Park	Neighborhood	3.1	
Heard Park	Neighborhood	4.1	
Petty White Park	Community	44.0	
Putnam Park	Mini-Park	0.2	
Veterans Memorial Park	Special/Mini-Park	n/a	
<b>TOTAL PARKS AND RECREATION AREAS WITHIN THE CITY</b>		<b>104.4</b>	
Dallas Independent School District Environmental Education Center	Special	500.0	5.17
Simond Lake	Special	60.0	
<b>OTHER RECREATIONAL AREAS WITHIN THE CITY</b>		<b>560.0</b>	
<b>TOTAL RECREATIONAL AREAS AVAILABLE WITHIN SEAGOVILLE</b>		<b>664.4</b>	<b>6.14</b>

<sup>(1)</sup> Based on a current population of 10,823 people, according to the 1990 U.S. Census.

Source: Dunkin, Sefko & Associates, Inc. & the City of Seagoville

Seagoville has several park facilities located throughout the City, including Bearden Park, Casa Grande Park, Heard Park, Veterans Memorial Park, Putnam Park, Bruce Central Park, and Petty White Park (which is partially outside the City limits). In addition, Simond Lake creates recreational opportunities in Seagoville as well. The Dallas Independent School District-operated Environmental Education Center and related Post Oak Preserve attract many visitors, both local and regional, and the Texas weather allows this facility to be used year-round. In addition to facilities that are owned and operated by the City, the Dallas Independent School District has facilities available to the public on the school campuses located within Seagoville. **Table 6-1** outlines each of these areas by their type and size.

The general park-acreage-to-population standard set by the National Recreation and Park Association is approximately 1.7 acres per 100 people, or 17 acres per 1,000. As **Table 6-1** shows, the park acreage in Seagoville surpasses that standard when Simond Lake and the unique DISD facilities are taken into account. However, the local park acreage does not meet that standard without these facilities.

NRPA-recommended park acreage standards for each type of park that should be generally found in a community's park system are summarized in **Table 6-2**. **Table 6-2** also shows the existing park acreage in Seagoville by types, and contains calculations for both current park needs, based on the current population of Seagoville of 10,823 people, and future park needs, based on the projected population of 24,000 people in 2025. It should be noted that a detailed discussion of population projections for Seagoville can be found within the *Future Land Use Plan* element, specifically in **Table 5-2**.



Illustration 6-  
HEARD PARK IN SEAGOVILLE

**Table 6-2**  
EXISTING PARK AND OPEN SPACE INVENTORY  
City of Seagoville, Texas

Park Type	Recommended Standard Acres/1,000 Persons	Existing Park Acreage	Recommended Acreage <sup>(1)</sup> for	
			10,823 Persons (Current)	24,000 Persons in 2025
Mini-Park	2.5	0.2	27	60
Neighborhood	2.5	27.1	27	60
Community Park	5.0	79.5	54	120
Large/Regional	7.0	0.0	76	168
Special Park <i>(not included in Total Acreage)</i>	Variable	560.0	Variable	Variable
<b>Total Acreage/ 1,000 Persons</b>	<b>17 acres</b>	<b>104.4 acres</b>	<b>184 acres</b>	<b>408 acres</b>

<sup>(1)</sup> Based on a projected population growth of 3.2%; refer to Table 5-2 of the *Future Land Use Plan*.

Source: NRPA

## IDENTIFIED ISSUES RELATED TO THE PARKS, RECREATION & OPEN SPACE SYSTEM

### Providing Adequate Parks and Recreational Opportunities

Demands for neighborhood and community parks will increase as Seagoville's population increases, and the local population will need to have access to a large/regional park, either within Seagoville or a nearby city. Park facilities for active and passive recreation should be provided through the use of floodplain areas.

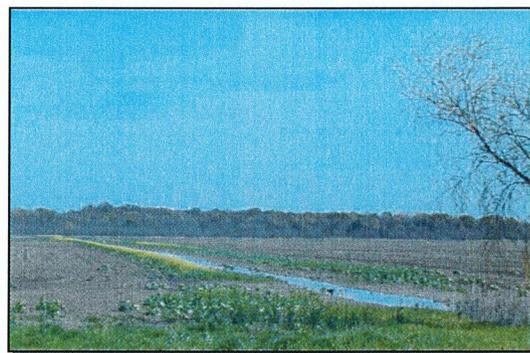
### Providing Linkages

Linkages between public spaces and neighborhoods can enhance the City's sense of community. Pedestrian and bicycle paths that connect parks, schools and other public facilities, and individual neighborhoods provide a means for residents to move through the community and meet their neighbors. They can also provide a safe way to increase children's mobility. A functional network of trails will help Seagoville maintain a unique, community atmosphere as the area grows in size. The City should work with the Dallas County Commissioners to ensure that the local interests of Seagoville are taken into account with the Countywide trail system.

### Planning for the Local Park System

Anticipating change and adjusting to it may be one of the most challenging jobs in park management. Just as the City is always changing, so should the City's park, recreation and open space system. This element of the Comprehensive Plan should be viewed as an assessment of Seagoville's park system. Since recreational needs tend to be sensitive to changes in demographics, it is recommended that Seagoville review its park areas as changes in the population deem appropriate. It is also recommended that the City engage in a detailed assessment and park master plan in order to begin identify ways in which to address issues identified herein.

*Texas Parks and Wildlife Department (TPWD) provides matching-grant funding for park and recreation areas. This is discussed in detail in the Implementation Strategies, Section 10.*

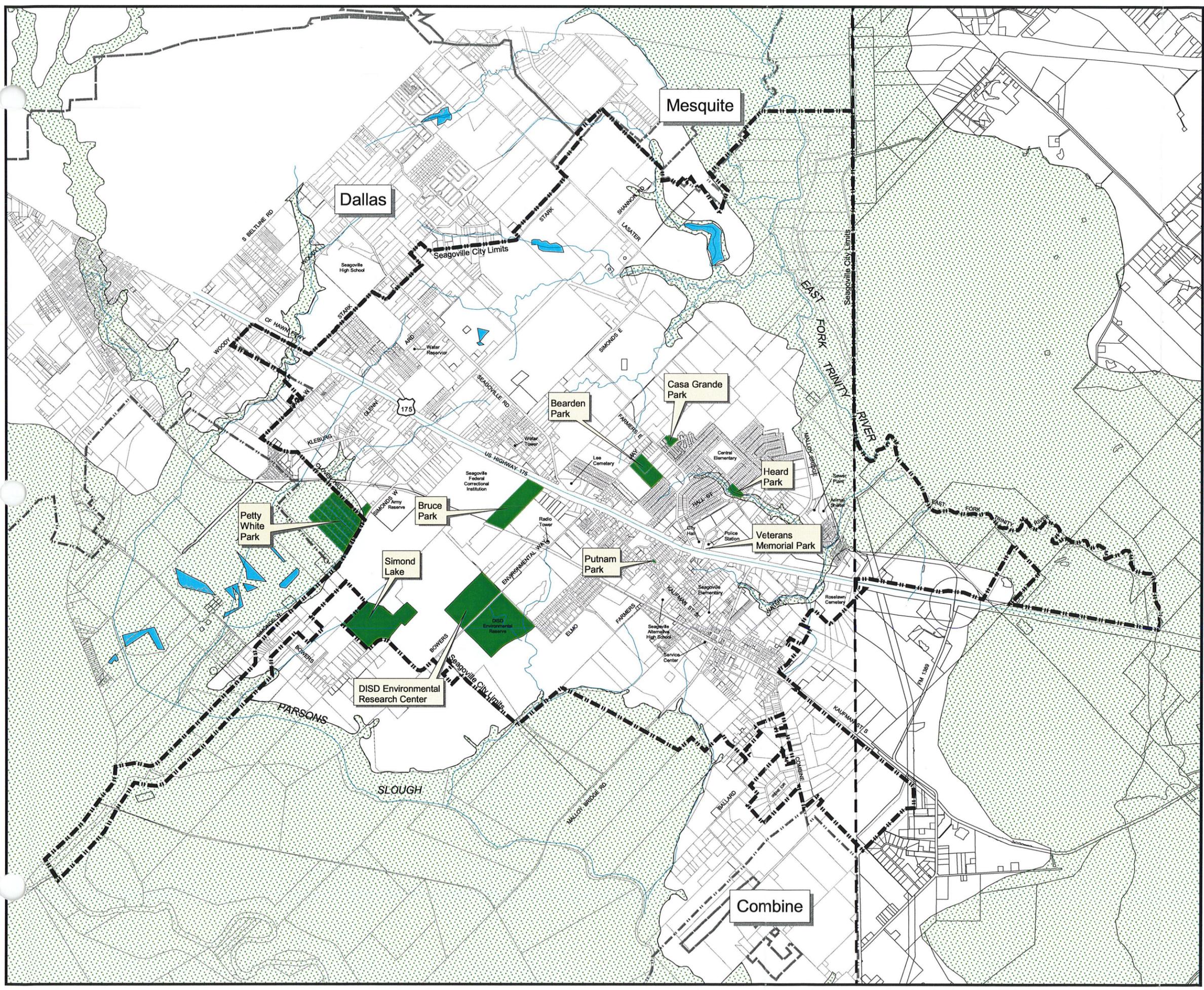


*Illustration 6- FLOODPLAIN AREAS WITHIN THE CITY COULD BE USED TO PROVIDE PASSIVE RECREATION OPPORTUNITIES*

*Dallas County's trail system, along with the recently begun construction of the trail within Bruce Central Park, will provide recreation opportunities for local citizens of all ages.*

# Plate 6-1 Existing Parks

City of Seagoville, Texas  
Comprehensive Plan



**Existing Parks Legend**

- Parks
- Lakes
- Floodplain
- Seagoville City Limits
- Surrounding City Limits
- County Line



Dunkin Sefko & Associates, Inc.  
Urban Planning Consultants Dallas Texas  
Date: October 2002



# **COMPREHENSIVE PLAN 2002**

## **Section 7: The Infrastructure System Overview**



## INTRODUCTION

The City of Seagoville operates and maintains local water and wastewater systems. The sections below provide descriptions of these existing systems and briefly address their future development.

## THE LOCAL INFRASTRUCTURE SYSTEM

### Water Services

#### EXISTING SERVICE & FACILITIES

Seagoville currently receives 100 percent of the local water from the City of Dallas. The current local daily demand is approximately 3.3 million gallons. Dallas could provide the City with up to 10 million gallons, if needed, under the existing contract.

The City currently operates four pumps in relation to this plant that are able to pump approximately 4,500 gallons per minute (gpm). These pumps convey the water to the local elevated storage tank wherever gravitational flow is not available. The City's elevated tank was originally built during the 1960s, and has a 500,000-gallon capacity. This elevated tank is located on Cain Street in the western area of Seagoville, just north of U.S. Highway 175.

Seagoville has a ground storage facility that is capable of storing up to 2 million gallons of water. This facility is located on Ard Road in the western area of Seagoville, west of the elevated tank.

#### USAGE

The number of connections to Seagoville's water supply has steadily increased in recent years, with a total of 3,009 connections at the end of the year 2000, and 3,035 connections as of November 2001. It has been during the summer months of the

*One of the purposes of planning is to help ensure that "the development of major facilities {are} consistent with the community's goals and objectives, anticipated growth, and financial capabilities."*

*A Guide to Urban Planning in Texas Communities, Introduction to Urban Planning, Robert L. Wegner, Sr., AICP, pg. 1-20*

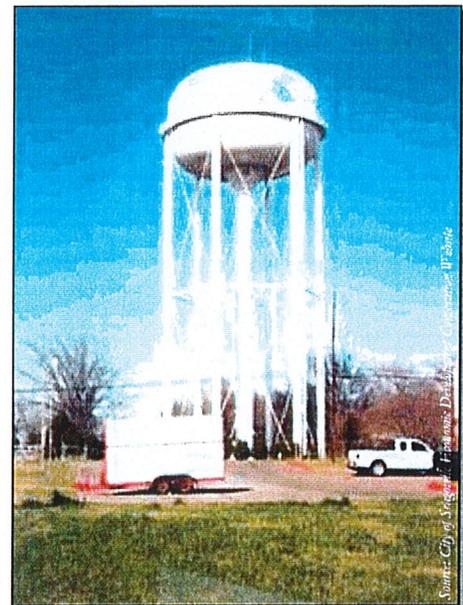


Illustration 7-1  
SEAGOVILLE'S ELEVATED TANK

year that local water usage has reached its highest point, specifically in August of 2000 and in July of 2001. Conversely, the lowest point of water usage occurred during the cooler months of the year in both 2000 and 2001, specifically in February of 2000 and November of 2001. The average amount of water usage per day during the year 2000 was approximately 1.87 million gallons, and the average amount of water usage per day during 2001 (from January thru November) was approximately 1.89 million gallons.

*Considerations for Seagoville's water system include population growth and related demand, a possible new water tower, and possible use of existing floodplain areas.*

## CONSIDERATIONS & IMPROVEMENTS

### Population Growth & Related Demand

Seagoville's Census population as of the year 2000 was 10,823 people. Using the growth rate presented in the *Future Land Use Plan*, Section 5, of 3.2 percent (annually compounded), it is estimated that the City will have approximately 24,000 people by the year 2025. Based on a proportional correlation between the current population and the amount of water service available today and the projected population and an equal amount of water service, the City will need to have elevated tank capacity equal to 1.1 million gallons, pump capacity capable of pumping almost 10,000 gpm, and ground storage capacity of approximately 4.4 million gallons (refer to **Table 7-1**).

### Proposed New Water Tower

The City of Seagoville has recognized that a new water tower will likely be necessary to accommodate future population growth. In response to this, a new water tower capable of producing 500,000 gallons of water per day at peak capacity has been proposed for a location at 101 North Watson Street, south of U.S. Highway 175 in close proximity to Malloy Bridge Road and the downtown area. This new tower will effectively double Seagoville's water production capacity, and will bring the City's elevated tank capacity up to approximately the amount needed to accommodate the projected population of 24,000 people in 2025.

### The Local Floodplain Areas

Much discussion is contained herein regarding the fact that floodplain areas are prevalent in and around Seagoville and that the vast majority of the City's extraterritorial jurisdiction (ETJ) is characterized by floodplains. It has also been mentioned that the City could find ways to use the floodplain areas to its advantage.

**Table 7-1**  
PROJECTED WATER SUPPLY NEEDS BASED ON  
CURRENT AVAILABILITY & POPULATION  
City of Seagoville, Texas

Water Facilities	Current (for a Population of 10,823)	Future (for a Projected Population of 24,000)
Elevated Tank	500,000 gallons	1.1 million gallons
Four (4) Pumps	4,500 gpm	9,980 gpm
Ground Storage Facility	2 million gallons	4.4 million gallons

Source: Dunkin, Sefko & Associates, Inc. & the City of Seagoville



*Illustration 7-2*  
EXISTING LOCAL FLOODPLAIN AREA

Water service is one way in which this can be done. Creating a small reservoir within a major floodplain for the purpose of providing local water service for the long term would not be difficult, would provide additional local recreational activities, and would solve the long-term challenge of water service provision capable of accommodating future population growth.

## Wastewater Services

The City recently completed a study, the *Feasibility Study Report for Seagoville Wastewater Services* (referred to as the *Wastewater Feasibility Study* for the purposes of this discussion), of its current wastewater system and its projected needs. It should be noted that the population projections used within the *Wastewater Feasibility Study* correlated with the population projections contained herein, specifically within the *Future Land Use Plan*, Section 5. Information regarding local wastewater services and needs generally has been obtained from this recent wastewater study.

### EXISTING FACILITIES

The City has a wastewater treatment plant designed and approved to treat 1.7 million gallons per day (gpm), which is an increase from the original 1.2 mgd for which the wastewater treatment plant was originally designed. However, despite this permitted increased capacity, the City has recognized that exceeding the plant's capacity is possible under certain conditions. Under the regulations of the Texas Natural Resources Conservation Commission (TNRCC), if the City exceeds 75 percent of the plant's capacity for three consecutive months, action must be taken to plan for new and/or expanded facilities and capacity. The City has exceeded 75 percent capacity previously, although not for three consecutive months. Seagoville has been proactive in planning for system expansion and/or alternatives before such capacity is reached.

### ALTERNATIVES

Two options for providing increased wastewater services and accommodating additional population were discussed within the Wastewater Feasibility Study.

*Seagoville recently completed a study, the Feasibility Study Report for Seagoville Wastewater Services of its current wastewater system and its projected needs.*



*Illustration 7-3*  
EXISTING WASTEWATER FACILITY

*The Texas Natural Resources Conservation Commission (TNRCC) criteria for wastewater service state that a service provider cannot exceed 75 percent of wastewater treatment plant capacity for three consecutive months. If this does occur, action must be taken to plan for new and/or expanded facilities and capacity.*

Option 1: Expand and Upgrade the Existing Wastewater Treatment Plant

This is the option the City should follow if it is decided that continued usage of the existing wastewater treatment plant is most feasible. Continued usage, however, will only be feasible if certain upgrades are made that would address equipment and operational deficiencies that are discussed in detail within the *Wastewater Feasibility Study*.

Option 2: Discontinue Use of the Existing Wastewater Treatment Plant and Transfer Local Wastewater to a Regional Facility.

This is the option the City should follow if it is decided that continued usage of the existing wastewater treatment plant is not feasible. The regional systems that were presented for consideration within the *Wastewater Feasibility Study* were two in southeast Dallas County and one in Mesquite, known as the South Mesquite Creek Regional Wastewater Treatment Plant. Each of these facilities was found to be within proximity to Seagoville and to have adequate additional capacity to serve the City. Other locations should be investigated if the City eventually decides upon this option. It should be noted that a pipeline (also referred to as a “trunk line”) to a regional facility would have to be constructed under this option, as would pump station(s). The number of pump stations would depend on the location of the regional facility chosen and the availability of gravity flow.

*Two major options were discussed in detail within the Feasibility Study Report for Seagoville Wastewater Services, expanding the current system, or transferring wastewater to a regional facility.*

*Transferring wastewater services to a regional facility would require the City to construct a trunk line to the facility, which is an additional cost that would have to be considered in the decision-making process.*

**Infrastructure System Assumptions**

It has been assumed within this Comprehensive Plan that the City’s infrastructure system can be expanded to provide service and/or that alternative ways in which to provide service will be pursued such that other recommendation made herein can be implemented. Adequate water and wastewater services are essential within Seagoville, and will require continued funds for expansion and maintenance.

**Infrastructure System Considerations**

A primary consideration that relates to land use and the local infrastructure system is that there is a demand difference between residential and nonresidential uses in relation to infrastructure service. Specifically, the expansion of the local infrastructure

*Due to Seagoville’s development constraints, the City can make relatively accurate calculations of its ultimate service needs based on an ultimate population capacity calculation of its remaining developable areas.*

system for nonresidential uses will likely be borne by those nonresidential uses through sales tax revenue and property tax revenue. Conversely, the expansion of the local infrastructure system for residential uses will likely not be borne by those residential uses, due to the fact that property taxes alone generally do not cover the cost of system expansion. This distinction between residential and nonresidential uses is provided to illustrate the importance of U.S. Highway 175 to the future fiscal health of Seagoville. To reiterate a recommendation contained within the *Future Land Use Plan*, prime retail locations along U.S. Highway 175 that would provide the City with needed tax revenue should be reserved for such uses, whenever possible.

Another consideration for the local infrastructure system is the fact that Seagoville can make relatively accurate assumptions about its build-out configuration in terms of population. As has been discussed throughout the Comprehensive Plan, the City is constrained in its ability to grow geographically by floodplain areas and by other communities, which in turn will affect its ability to accommodate additional population. This means that the City can assess how many users will ultimately have to be served by the local infrastructure system. Such knowledge could help Seagoville to make better-informed decisions of how to serve its local population in the long-term.

## IN CONCLUSION

Additional capacity of both the water and wastewater systems will be needed to accommodate population growth. The City is able to receive an adequate amount of water from the City of Dallas, and is expected to continue to be able to do so for the foreseeable future. Seagoville is more constrained by the wastewater system, a fact which has been proactively addressed by the City, but about which no final decision on a solution has been made. The City should continue to be proactive in its assessments of the local infrastructure system, and should ensure that any proposed improvements or maintenance programs are included in the capital improvements planning process. The City should also assess the feasibility of implementing impact fees for water and wastewater. Impact fees and other funding mechanisms for infrastructure are discussed within the *Implementation Strategies*, Section 10. Discussion points contained within this *Infrastructure System Overview* section are summarized within **Table 7-2**.

*Residential uses generally do not pay for themselves in terms of the amount it costs for a municipality to provide water and wastewater services; nonresidential uses, in contrast, generally do pay for themselves. This distinction between residential and nonresidential uses is provided to illustrate the importance of U.S. Highway 175 to the future fiscal health of Seagoville.*

**Table 7-2**  
**PRIMARY INFRASTRUCTURE**  
**CONSIDERATIONS**  
City of Seagoville, Texas

Consideration #1	Construct a new water tower (a location has been proposed at 101 North Watson Street).
Consideration #2 (From the <i>Feasibility Study Report for Seagoville Wastewater Services</i> )	Address wastewater needs by either: 1) expanding the local wastewater treatment plant, or 2) discontinuing use of the local wastewater treatment plant, constructing a pipeline and pump station, and transferring wastewater to a regional facility.
Consideration #3	Investigate the feasibility of creating a small reservoir within a floodplain area.

Source: Dunkin, Sefko & Associates, Inc.



# **COMPREHENSIVE PLAN 2002**

## **Section 8: The Public Facilities Plan**

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## INTRODUCTION

The provision of adequate public facilities is a primary quality of life indicator for municipalities across Texas. The *Public Facilities Plan* is intended to provide an assessment of Seagoville's public buildings and the number of related City staff employees that exist today to serve the population of 10,823 (according to the 2000 U.S. Census). The type and quality of public facilities and services available to the residents of Seagoville is and will continue to be an important factor influencing the desirability of Seagoville as a place to live. The future availability of public facilities within the City is also likely to affect the potential for development in certain portions of the City and surrounding area. It should be noted that public buildings that house the various governmental and service functions of a municipality are generally of two types: (1) those requiring a nearly central or a common location and that serve the entire municipal area, and (2) those serving segments of the community on a "service area" basis. Seagoville's City Hall is an example of a governmental building that serves the entire community, while a fire station represents a public building that has a service area relationship with the community.

*The type and quality of public facilities and services available to the residents of Seagoville is and will continue to be an important factor influencing the desirability of Seagoville as a place to live.*

## PUBLIC FACILITIES & RELATED NUMBERS OF EMPLOYEES

The City of Seagoville currently employs 68 full-time and 21 part-time employees, and has 90 total positions. The City also has five buildings that house the various necessary local government operations. These buildings are the City Hall, the Service Center, the Senior Center, the Police Station, and the Fire Station.

*Seagoville currently employs 68 full-time and 21 part-time employees, and has 90 total positions. The City also has five buildings that house the various necessary local government operations.*

The public services provided by the City are divided into several separate departments; this makes it easier for Seagoville to provide adequate and efficient facilities and services, as well as to plan for the work space and personnel that is needed to administer these services. The following sections describe these various departments by outlining their current spatial conditions and their respective personnel; related recommendations based on the projected population of the City in 2025 of 24,000 people (refer to the *Future Land Use Plan*) are included following the discussion of existing conditions.

*It should be noted that the future needs projected within this section are based on the projected population of the City in 2025 of 24,000 people (refer to the Future Land Use Plan).*

## City Hall

The Seagoville City Hall is located at 702 North U.S. Highway 175 and contains approximately 20,000 square feet of building space. This building contains most of the City's departments, including City Manager/Human Resources, Customer Service, Municipal Court, and Finance. In addition to these departments, the City Hall also provides the residents with library service through a connected library facility. The personnel information for each City department that operates out of City Hall and each department's basic responsibilities<sup>8-1</sup> are as follows.

- ◆ Building Inspection/Services: 2 employees
  - Responsible for maintaining compliance with city codes and ordinances, and issuing warnings and/or citations for violations
- ◆ City Manager/Human Resources: 2 employees
  - Responsible for overseeing all City administrative functions. Direction and support to all operational departments is provided through the city's computer and record-keeping system, finance, and personnel and payroll
- ◆ City Secretary: 1 employee
  - Responsible for preparation of agendas and recording of minutes of all Council meetings and workshops, and for preparation and dissemination of Council informational packets and publication of public hearing notices and other official notifications
  - Responsible for administration of municipal elections, and works with the City Manager and other city officials, department heads and staff members to keep the Council informed on issues requiring their attention
- ◆ Court: 1 employee
  - The Court hears cases relating to City ordinance violations and Class C misdemeanors
- ◆ Code Enforcement/Animal Control: 3 full-time employees, and 1 part-time employee
- ◆ Customer Service: 5 employees

<sup>8-1</sup> Information obtained from the City of Seagoville Website. Information on some departments was unavailable.



Illustration 8-1  
THE SEAGOVILLE MUNICIPAL BUILDING



Illustration 8-2  
SEAGOVILLE ELEMENTARY SCHOOL

*School facilities, although they can be defined as "public facilities" are under the jurisdiction of school districts, not municipalities. Therefore, school facilities and school needs are not addressed herein.*

- ◆ Finance: 2 employees, and 1 part-time employee
  - Responsible for day-to-day bookkeeping in regard to all city accounts, and is involved in preparation of the city budget, maintenance of accounts payable and receivable, payroll, bond issues, and other pecuniary interests of the City
- ◆ Library: 1 employees, and 4 part-time employees
  - Offers citizens access to reading and research material, and to a variety of resource media. The library sponsors special programs throughout the year to promote literacy

*City halls are generally the primary facility with which people identify; the design of city halls should reflect the importance not only of their function, but also of their representation of the community as a whole.*

*Total Number of Employees Within City Hall: 23*

### FUTURE EMPLOYEE AND SPATIAL NEEDS

In general, between 20 and 25 percent of the total employees of a municipality office within the city hall facility. Currently, 23 of the City's 90 total employees work with the City Hall, which is approximately 24 percent. Given this percentage, for a population of 24,000 people in Seagoville, approximately 49 employees would office within City Hall by the year 2025.

In order to maintain the same ratio as exists today in terms of number of employees to number of square feet, a building approximately twice as large as the existing City Hall would be needed; specifically, a building that is 42,609 square feet.

The City of Seagoville should conduct a detailed space study of the City Hall facility in the next ten years, depending on population growth. If population growth occurs at a higher rate than that which has been projected herein, this recommendation may need to be implemented at an earlier date.

### The Service Center

The Seagoville Service Center is located at 101 North Watson Street and contains approximately 3,600 square feet of building space. This building contains numerous City departments, including Parks, Streets, Sewer, Water, and SSCAT. The personnel information for each City department that operates out

*Service centers do not need to provide as much space per employee as other types of public facilities due to the fact that many of the employees that work out of service centers spend much of their time "in the field".*

**Table 8-1  
CITY HALL:  
EMPLOYEES & SQUARE FEET FOR 2025  
City of Seagoville, Texas**

Basis & Needs	2001	2025
Population	10,823 people	24,000 people
Employees	23 employees	49 employees
Square Feet	20,000 SF	42,609 SF

Source: Dunkin, Sefko & Associates, Inc. & the City of Seagoville

of the Service Center and each department's basic responsibilities are as follows:

- ◆ Parks: 2 employees, and 1 part-time employee
- ◆ Streets: 5 employees
- ◆ Sewer: 4 employees
- ◆ Water: 4 employees
- ◆ SSCAT: 1 full-time employee, and 5 part-time employees

*Total Number of Employees Within the Service Center: 22*

### FUTURE EMPLOYEE AND SPATIAL NEEDS

The number of employees working from the Service Center is basically the same as the number working from City Hall. However, the nature of the work that these departments are engaged in likely makes their spatial needs different; the departments housed within the Service Center are less administrative, therefore, the employees are "out in the field" much more than the employees at City Hall.

Seagoville should do an assessment of the departmental needs of the departments housed in the Service Center facility in order to ensure that their respective spatial needs are currently being met. In order to maintain the same ratio as exists today in terms of number of employees to number of square feet, a building of approximately 8,018 square feet would be needed in 2025.

### The Seagoville Senior Citizens' Center

The Seagoville Senior Citizens' Center is located at 403 East Farmers Road and contains approximately 4,400 square feet of building space. Open Monday through Friday, the Center offers the following services to senior citizens: lunchtime meals, medical screening, religious services, arts and crafts, field trips, and transportation to and from the Center. In order to continue serving the anticipated growing community, the Service Center would have to be moved into a larger space or expanded by 2025 to a total of 9,757 square feet to accommodate the projected population of 24,000 people.

**Table 8-2**  
**SERVICE CENTER:**  
**EMPLOYEES & SQUARE FEET FOR 2025**  
**City of Seagoville, Texas**

Basis & Needs	2001	2025
Population	10,823	24,000
Employees	22	49
Square Feet	3,600 SF	8,018 SF

Source: Dunkin, Sefko & Associates, Inc. & the City of Seagoville

**Table 8-3**  
**SENIOR CITIZENS' CENTER:**  
**SQUARE FEET FOR 2025**  
**City of Seagoville, Texas**

Basis & Needs	2001	2025
Population	10,823	24,000
Square Feet	4,400 SF	9,757 SF

Source: Dunkin, Sefko & Associates, Inc. & the City of Seagoville

## The Police Department

The Police Station is located at 600 North U.S. Highway 175, just east of the Seagoville City Hall in a building that is approximately 7,900 square feet in size. The Police Department employs a total of 25 people, ranging from the Police Chief to support staff. The following outlines the Seagoville Police Department personnel:

- ◆ Chief of Police: 1 chief
- ◆ Sergeant: 6 sergeants
- ◆ Captains: 2 captains
- ◆ Corporals: 2 corporals
- ◆ Officers: 5 officers
- ◆ Dispatchers: 4 full-time employees, 1 part-time employee
- ◆ Crossing Guards: 2 part-time employees
- ◆ Support Staff: 1 full-time employee, 1 part-time employee

*Total Number of Officers Within the Police Department: 16*

*Total Number of Employees Within the Police Department: 25*

The ratio of police officers to population is an important consideration in terms of the overall safety of the local population. An accepted ratio of police officers to population is approximately 1.5 officers per 1,000 people. There are 16 police officers within the Seagoville Police Department serving a population of 10,823; this is a ratio of approximately 1.5 officers for every 1,014 people. The City currently has an adequate number of officers to serve its population.

With the projected future population of 24,000, the City of Seagoville would need approximately 36 officers. Also, in order to maintain a similar ratio of other police personnel (dispatchers, crossing guards, and support staff) to population, the City would need a total of approximately 20 other employees within the Police Department. Therefore, total Police Department personnel would need to be approximately 56 employees (including full- and part-time). It should be noted, however, that the number of police persons any city needs, including the City of Seagoville, should be assessed on the basis of ensuring the public health, safety, and welfare, and not necessarily according to a ratio.



*Illustration 8-3*  
THE SEAGOVILLE SENIOR CITIZENS' CENTER

**Table 8-4**  
**POLICE DEPARTMENT:**  
**OFFICERS, EMPLOYEES & SQUARE FEET FOR 2025**  
**City of Seagoville, Texas**

Basis & Needs	2001	2025
Population	10,823	24,000
Police Officers	16	36
Other Police Department Personnel	9	20
<i>Total Police Department Employees</i>	25	56
Square Feet	7,900 SF <sup>2</sup>	17,696 SF <sup>2</sup>

Source: Dunkin, Sefko & Associates, Inc. & the City of Seagoville

In terms of building space, a proportionally-sized structure for a total of 56 Police Department employees would need to be approximately 17,696 square feet. Seagoville may find it appropriate in the future to locate a police substation within the City. A substation allows many communities that are growing geographically to stay within accepted response times to all areas of the city; Seagoville may not need to do this due to its limitations on geographic growth imposed by the area floodplains. The City should remain aware of growth and should make adjustments in building size and location, as well as personnel, accordingly.

## The Fire Department

The Fire Station is located at 1717 North U.S. Highway 175, just east of the Seagoville Central Park in a building that is approximately 6,800 square feet in size. The Fire Department employs a total of 18 people; the following outlines the Seagoville Fire Department personnel:

- ♦ Fire Chief: 1 chief
- ♦ Assistant Fire Chief: 1 asst. chief
- ♦ Captains: 2 captains
- ♦ Lieutenants: 2 lieutenants
- ♦ Fire Fighters: 7 full-time, 5 part-time

*Total Number of Personnel Within the Fire Department: 18*

There are 18 Fire Department personnel within the Seagoville Police Department serving a population of 10,823; this is a ratio of approximately 1 fireman for every 600 people. The City currently has an adequate number of firemen to serve its population. With the projected future population of 24,000, the City of Seagoville would need approximately 39 officers in order to maintain a ratio similar to that which the City has today.

Perhaps more important in terms of fire protection service, however, is the service-area of the station to the geographic area of the City. Plate 8-1 shows the existing fire station and its relationship to the City based on the accepted fire service area of one-and-one-half miles. The existing fire station encompasses much of the City within this 1.5-mile radius, and it is not likely that future development will occur such that another station will

Table 8-5  
FIRE DEPARTMENT:  
PERSONNEL & SQUARE FEET FOR 2025  
City of Seagoville, Texas

Basis & Needs	2001	2025
Population	10,823	24,000
Total Fire Department Personnel	18	39
Square Feet	6,800 SF	14,733 SF

Source: Dunkin, Sefko & Associates, Inc. & the City of Seagoville



Illustration 8-4  
SEAGOVILLE POLICE AND FIRE RESPONSE VEHICLES  
IN 1972



Illustration 8-5  
THE SEAGOVILLE LAW ENFORCEMENT CENTER

be needed with the limitations placed on the geographic expansion of the City by floodplains. Therefore, it is not generally recommended that the City locate an additional fire station in the foreseeable future. Expansion of the existing station, however, should occur proportionally to necessary personnel increases, if possible.

## IN CONCLUSION

It should be noted that rapidly changing technology and operation methods often modify the spatial needs of municipal employees as time progresses. These recommendations are intended to provide general guidance only, and a detailed architectural evaluation should be undertaken prior to initiating the design of any new facility or modification of any existing public facility. It is recommended that in approximately five years (2005), the City conduct a detailed evaluation of municipal buildings to determine if any expansions of the facilities are necessary to serve the population. This will likely require the City to hire a consultant firm that specializes in such spatial evaluations. Funding mechanisms for public facilities and other Comprehensive Plan recommendations are discussed within the *Implementation Strategies*, Section 10.

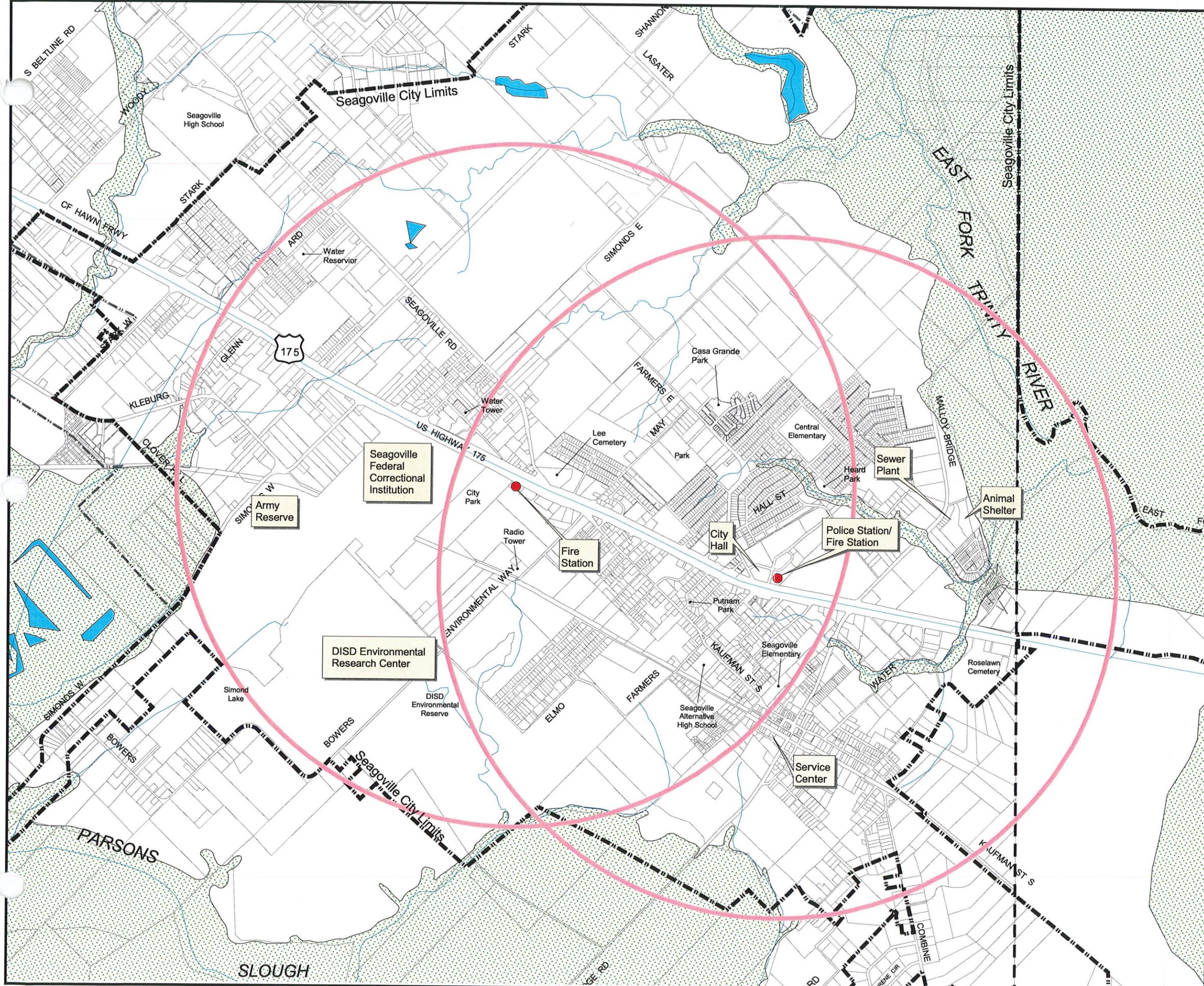
**Table 8-6**  
**PRIMARY PUBLIC FACILITY**  
**RECOMMENDATIONS**  
 City of Seagoville, Texas

Recommendation #1	In approximately five years (2005), the City should conduct a detailed evaluation of municipal buildings to determine if any expansions of the facilities are necessary to serve the population.
Recommendation #2	The City should utilize the population-to-employee ratios contained herein to ensure that the local population is being adequately served.

Source: Dunkin, Sefko & Associates, Inc.

# Plate 8-1 Public Facilities

City of Seagoville, Texas  
Comprehensive Plan



- Seagoville City Limits
- Surrounding City Limits
- County Line
- Existing Fire Station Location
- Fire Station Service Area (1.5 miles, typical)



Dunkin Sefko & Associates, Inc.  
Urban Planning Consultants Dallas Texas  
Date: October 2002





# COMPREHENSIVE PLAN 2002

## Section 9: Community Image Guidelines

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## INTRODUCTION

Traditionally, land use decisions have been based on a two-dimensional view: the *type* of land use and its respective *location*. However, in recent years, cities throughout Texas and the nation have begun concentrating on what may be considered the third dimension: that is, the *appearance* of land uses. Specifically, the spatial compatibility of land uses in a community through urban design guidelines. Urban design is much more than mere beautification of a city. It is a complex process of ordering a community's natural and man-made features to establish a distinct visual image and identity – a “sense of place” – for the community.

Urban design principles strive to improve the quality of life, or “livability”, within a city by enhancing the man-made environment and by creating new opportunities for social interaction among residents. Good urban design practices also help to create a legible development pattern, which makes the community understandable to residents and visitors alike. They often deal with the sensory response of people to the community's physical environment: its visual appearance, its aesthetic quality, and its spatial character. In short, the careful application of urban design principles in city planning may help to protect the quality of the environment (both natural and man-made), and the corresponding quality of life enjoyed by residents and visitors as a community changes over time.

## RECOGNIZING THE CITY'S IDENTITY

Modern society is extremely dependent on the automobile; because of this, people often receive their first impression and initial knowledge of a place from the roadway. One of the most effective ways in which a community can assert their identity, therefore, is to ensure that it is clearly defined along roadways. Gateway treatments, which may be as simple as carefully sculpted landscape features with special signage (i.e., using the Seagoville logo) or as elaborate as a water feature, have been used to accomplish this in many communities across Texas. Well-designed, visible gateway treatments placed at strategic locations within the major corridors of the City would provide citizens of and visitors to Seagoville with a visual image of the geographic

*“The concept of the public welfare is broad and inclusive...The values it represents are spiritual, physical, aesthetic as well as monetary...the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled.”*

*PAS Report Number 489/490, APA,  
Christopher J. Duerksen, et. al.,  
Chapter 1, pg. 7*

*These community image guidelines are intended to reflect a three-dimensional view of development within Seagoville – the type, the location, and the appearance.*



*Illustration 9-1  
A GATEWAY SIGN IN SEAGOVILLE ALONG  
U.S. HIGHWAY 175*

location that is City, thereby effectively and clearly defining Seagoville's identity. These gateway treatments, although they will likely be established at different times, should have a consistent design so that a particular image becomes associated with Seagoville. The treatments should be varied in size in relation to the speed of and visibility along the roadway, but should maintain a similar design theme.

The major ingress and egress route to and from Seagoville is U.S. Highway 175. From both the west and east along U.S. Highway 175, however, visitors and residents may find it difficult to decipher when they enter and leave the City because there is no clear indication or "benchmark" at the Seagoville City limits. Gateway treatments on either side of the Seagoville City limits along U.S. Highway 175 would provide a clear differentiation between Seagoville and surrounding communities, such as Dallas, Combine, and Crandall. It is recommended that gateways in each location be the first established by the City.

Other roadways that may be conducive to the location of gateway treatments in the future include Simonds Road, Malloy Bridge Road, and Kaufman Street. Gateway treatments could also be established along these roadways at the City limits; this would serve to further define entrance into and exit from Seagoville. It should be noted that if and when Loop 9 (refer to the *Thoroughfare Plan*, Section 4) is constructed, the City should pursue the location of at least one gateway along it as well.

## THE U.S. HIGHWAY 175 CORRIDOR

Several major aspects of the City's physical urban design can enhance local land uses, especially in terms of nonresidential development and the related image that the public forms of Seagoville. As discussed within the *Future Land Use Plan* (Section 4), the land that is designated for nonresidential use is of prime importance to the City due to the fact that, in general, the land is located along the City's major thoroughfare, U.S. Highway 175, making the nonresidential uses very visible within this high-traffic corridor.



Illustration 9-2  
EXAMPLE OF A GATEWAY TREATMENT  
(Ennis, Texas)

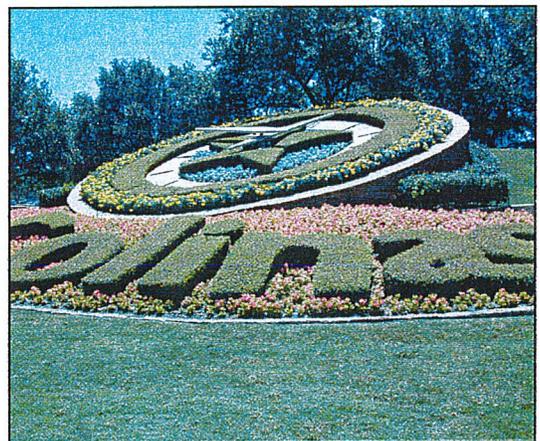


Illustration 9-3  
EXAMPLE OF A GATEWAY TREATMENT  
(Irving-Las Colinas, Texas)

## The U.S. Highway 175 Overlay District

The City of Seagoville has recognized the importance of protecting its image along U.S. Highway 175 through the establishment of the *U.S. Highway 175 Overlay District*. The following discussion focuses on the regulations within this Overlay District, and outlines ways in which the City can further refine these regulations to achieve the ultimate goal of enhancing Seagoville's image. The following will specifically be addressed:

- ◆ Parking & curbing,
- ◆ Lighting,
- ◆ Building setbacks,
- ◆ Fencing & screening,
- ◆ Exterior construction,
- ◆ Loading docks, and
- ◆ Landscaping.

In addition, signage is discussed as another way in which the City can ensure a positive image within the U.S. Highway 175 corridor, although signage is not currently addressed within the current Overlay District.

### PARKING & CURBING

This section of the ordinance addresses traditional parking requirements such as usage of the parking area (expressly for customer and employee parking), continuous curbing between entrances and exits, and acceptable materials and construction for parking surfaces.

#### Additional Recommended Regulations

##### Location of Parking Areas

Large expanses of pavement for parking do not generally contribute to a positive visual image. Therefore, the City should consider either providing incentives for or requiring parking areas to be placed to the side or the rear of the primary on-site structure (to the back of the lot) and away



Illustration 9-4  
EXISTING U.S. HIGHWAY 175

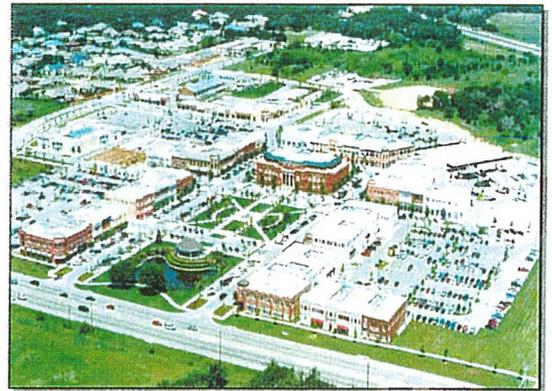


Illustration 9-5  
EXAMPLE OF A NONRESIDENTIAL DEVELOPMENT  
WITHIN WHICH THE PARKING AREAS ARE ORIENTED  
TO THE INTERIOR OF THE SITE  
(Southlake Town Center)

from the U.S. Highway 175. An example of an incentive would be to require the construction of a slightly reduced number of parking spaces when parking areas are located to the rear. Landscaping and screening, which are discussed later within this *Community Image Guidelines* section, should also be incorporated into parking areas.

*The required parking area within any new development shall be screened from public rights-of-way and from adjacent properties unless the parking area is oriented such that it is located to the interior of the site; the development's primary structure shall be located between the U.S. Highway 175 right-of-way and related service road rights-of-way, whenever possible and practical.*

### Limiting Curb Cuts

An additional requirement that the City should consider incorporating into this section of the Overlay Ordinance that is not related directly to aesthetics, but to safety, is the sharing of driveways within this major traffic corridor. Although there is not direct ingress or egress access from U.S. Highway 175, the integrity of the related service roads is important. The need for shared driveways and limiting curb cuts that would serve to help protect the integrity of roadways in Seagoville is also discussed within the *Thoroughfare Plan*, Section 4. The following is an example of the language that could be used to limit curb cuts:

*The minimum distance between any two (2) driveway entrances, whether on the same or different lots, shall be thirty-five (35) feet, measured along the curb line, except for driveways on a cul-de-sac. Mutual access agreements on parking lots, driveways and adjoining properties shall be encouraged. A professional traffic engineer, subject to City Council approval, shall establish the specific number, width and location of ingress and egress points.*

## LIGHTING

This section of the ordinance requires lighting facilities to be reflected away from adjacent residential areas. It also requires that light poles and fixtures be of a single color that is compatible with the architecture of the building, and limits light poles to 12 feet in height.

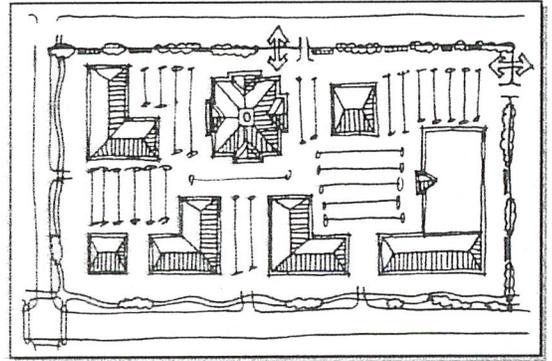


Illustration 9-6  
EXAMPLE OF A NONRESIDENTIAL DEVELOPMENT LAYOUT WITHIN WHICH THE PARKING AREAS ARE ORIENTED TO THE INTERIOR OF THE SITE



Illustration 9-7  
EXAMPLE OF A MAJOR ROADWAY WITHOUT SHARED DRIVEWAY REQUIREMENT



Illustration 9-8  
EXAMPLES OF AESTHETICALLY PLEASING LIGHT FIXTURES

## Additional Recommended Regulations

There are no needed additional requirements for lighting, other than that the City may want to consider adding some wording related to that goal of lighting elements not only being compatible with, but also *complementary to*, the architecture of the building and the entire overall development.

## BUILDING SETBACKS

This section requires minimum building setbacks along the service roads to be 35 feet from the right-of-way, and side street setbacks to be 20 feet from the right-of-way.

## Additional Recommended Regulations

This section applies only to “building” setbacks; it does not establish any requirements for setbacks related to parking or accessory elements. Requiring these elements to be set back from the right-of-way as well not only contributes to better aesthetics, but also is safer because it creates less visual confusion for drivers on the rights-of-way. The revised regulation could read:

*The minimum setback distance for buildings, driveways, parking areas, and loading areas from the U.S. Highway 175 right-of-way and related service road rights-of-way shall be thirty (30) feet, and from all other rights-of-way shall be twenty (20) feet.*

## FENCING & SCREENING

This section outlines the various requirements for what should be screened from public view and adjacent properties and how the screening should be done. The goal of the screening requirements within the Ordinance is specifically defined as “balancing the negative aesthetic impact of the appurtenance without interference with safe operation and maintenance of the equipment being screened”. Dumpsters, outside storage receptacles (and related areas), ground-mounted equipment, roof-mounted equipment, wall-mounted equipment, and some types of recreational areas are required to be screened. Acceptable means by which to provide

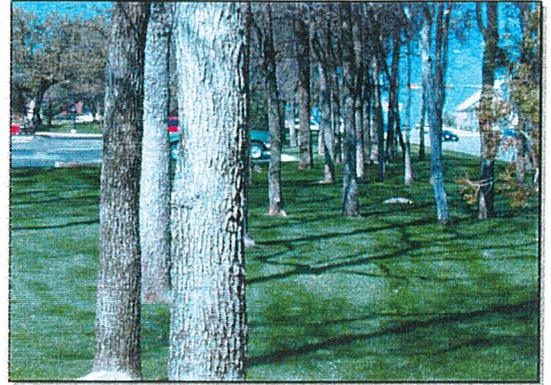


Illustration 9-9  
EXAMPLE OF A WIDE SETBACK BETWEEN THE SERVICE ROAD AND A RETAIL DEVELOPMENT



Illustration 9-10  
EXAMPLE OF A MASONRY SCREENING WALL LANDSCAPING ELEMENTS USED TO SCREEN A LARGE TRASH RECEPTACLE AND LOADING AREA (Wal-Mart in Plano, Texas)

screening includes landscaping, earth berms in conjunction with landscaping, masonry walls in conjunction with landscaping, and use of other materials that are compatible with the structure(s). This section also limits the height of fences in front (between the building line and the front property line) to five feet and requires such fences to be 50 percent “see-through”.

### Additional Recommended Regulations

These additional recommended regulations are intended to provide fences/screening walls that will require less maintenance, providing a more quality look for a longer period of time, and that will be more visually appealing.

#### Landscaping

In terms of specifications for vegetative screening, the City should consider refining the allowable landscaping screening requirements to ensure that they provide a *solid, opaque screen within a specific time period* (i.e., two years).

#### Height Specifications

Also, although height guidelines for screening fences require them to be at least six (6) feet, a maximum should also be included, for which eight (8) feet is recommended. The City would not likely want a screening wall that is twenty or thirty feet high.

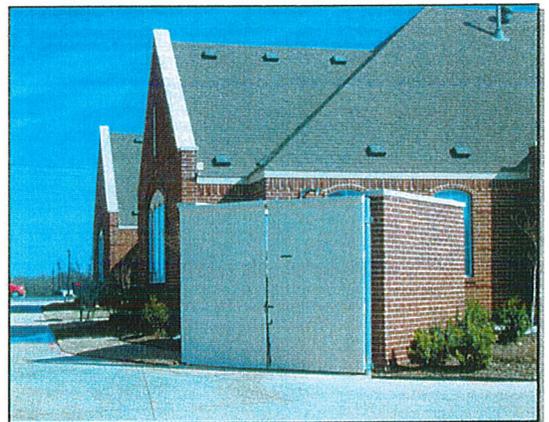
#### Materials Specifications

Also, the City should consider prohibiting the use of chain link, solid wood, barbed wire, fiberglass panels, and corrugated steel. It should be noted that these materials are prohibited for use of fencing that is located between the building and the front property line, but they should be prohibited altogether within this corridor.

*Recommended additional screening regulations are intended to provide fences/screening walls that will require less maintenance, providing a more quality look for a longer period of time, and that will be more visually appealing.*



*Illustration 9-11*  
EXAMPLE OF A VEGETATIVE SCREEN THAT IS NOT OPAQUE AND IS NOT AN ADEQUATE HEIGHT TO PROVIDE POSITIVE SCREENING



*Illustration 9-12*  
EXAMPLE OF A SCREENING WALL THAT PROTECTS A REFUSE CONTAINER FROM PUBLIC VIEW

Requiring Variation

The City should consider requiring variation of the screening wall where masonry elements are used; this is especially important for walls that are extremely long. This new regulation could read:

*All masonry screening walls that are 20 feet in length or longer shall provide some horizontal variation in the wall that is equal to at least 3 feet in depth for every 20 feet in length.*

**EXTERIOR CONSTRUCTION**

This section specifies that acceptable masonry materials, including brick, stone, rock, marble, or metal, should comprise at least 80 percent of the wall that faces U.S. Highway 175. The City's Building Official must approve other materials such as concrete, concrete block, or stucco. Reflective and mirrored glass types are specified as unacceptable, unless otherwise approved.

**Additional Recommended Requirements**

Building Materials

Buildings and their design are an important component in ensuring a positive community atmosphere. The City of Seagoville has already recognized the need to institute some architectural guidelines in order to maintain a positive visual image along U.S. Highway 175. It is suggested that the City consider eliminating metal from the acceptable list of building materials or requiring that the front and side facades of the building be covered with brick, stone or rock (presuming that the front of the building is oriented toward the highway); the covering would eliminate the metal façade from being visible.

Facade Articulation for Large Buildings

The facades of large nonresidential structures can be large and visually unappealing; this is sometimes referred to as "massing". Massing concerns have generally arisen in response to large retailers (i.e., big



Illustration 9-13  
EXAMPLE OF A SCREENING WALL WITH POSITIVE VARIATION



Illustration 9-14  
EXAMPLE OF THE "VIEW FROM THE ROAD" OF A METAL BUILDING



Illustration 9-15  
EXAMPLE OF A LARGE RETAIL USE WITH FAÇADE OFFSETS INCORPORATED INTO THE BUILDING DESIGN

box users). A building that is 100,000 square feet in size can have a façade that is more than 300 feet, and often with large retailers, this façade is a flat expanse of wall, with little to no variation or decoration. While a large retailer along U.S. Highway 175 would be a real asset to Seagoville, as was discussed in the *Future Land Use Plan* (Section 5), a large flat wall would not provide the visual appeal for which the City is striving within this corridor. Therefore, similar to the recommendation made for requiring variation of masonry screening walls, the City should consider requiring “façade offsets” to address this before it becomes an issue. An example of such a requirement is:

*For all nonresidential structures 25,000 square feet in size or greater, architectural variation of exterior walls on all sides of the structure shall be provided that is equal to at least 5 feet in depth for every 25 feet in vertical or horizontal length.*

## LOADING DOCKS

This section specifies that loading docks cannot face onto U.S. Highway 175 or onto the “street-side” of any building, unless otherwise approved for the delivery of “finished goods to retail businesses.” In cases where loading docks are permitted to face the highway, screening devices that are constructed in the same material as the building and that are 8 feet in height are required.

### Additional Recommended Requirements

There are no needed additional requirements for loading areas, other than that the City may want to consider adding some wording related to permitted hours within which loading and unloading could take place. This has been a concern for some communities, especially when there are residential areas adjacent that might be adversely affected by the loading and unloading of goods that often occurs overnight. This may need to be addressed throughout the City, and not necessarily within the limited area covered by the U.S. Highway 175 Overlay District.



*Illustration 9-16*  
EXAMPLE OF A RETAIL USE WITH FAÇADE OFFSETS INCORPORATED INTO THE BUILDING DESIGN



*Illustration 9-17*  
EXAMPLE OF A LOADING AREA THAT IS NOT PROPERLY SCREENED

## LANDSCAPING

This section *urges* landscaping to be done; there are no landscaping requirements within the ordinance.

### Additional Recommended Requirements

The primary recommendation within the landscaping section is to make landscaping mandatory and not simply encouraged. The encouragement makes it clear that the City desires landscaping, but does not ensure that developers will do what the City desires. In addition, it is recommended that more specific requirements be incorporated into this ordinance. The following are examples of such landscaping requirements:

*A landscaped edge should be incorporated adjacent to any street right-of-way and adjacent to an existing or planned residential area.*

*A minimum of 10 or 15 percent of the front yard should be landscaped area.*

*All landscaped areas should be protected by a raised, monolithic curb and should remain free of trash, litter and car bumper overhangs.*

*Landscaped areas within parking lots should generally be at least one parking space in size, with no landscaped area less than fifty (50) square feet in area.*

*The total landscaped area within a parking lot should be equal to at least sixteen (16) square feet per parking space.*

*One shade tree should be provided for every twelve parking spaces within parking lots that contain twenty (20) or more parking spaces. Up to 25 percent of the required trees should be allowed to be planted within the landscaped edge.*

*A bonus for the protection and preservation of existing trees should be provided. The City should give credit toward the total number of trees required to developments that preserve and protect existing trees.*

*Plants used should be drought-resistant, if possible, and xeriscape techniques should be used.*

*The City should provide a listing of appropriate plant materials for use within required landscaped areas. Use of plants not specified should be subject to approval.*



Illustration 9-18  
EXAMPLE OF LANDSCAPING BETWEEN A  
NONRESIDENTIAL USE AND A MAJOR ROADWAY

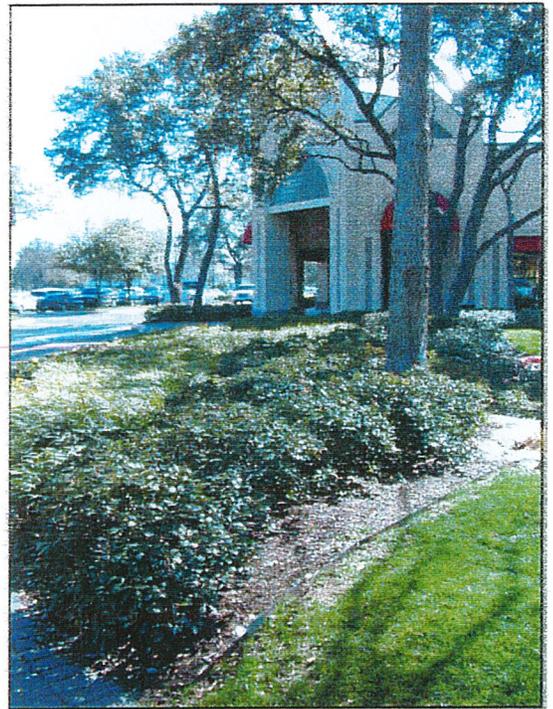


Illustration 9-19  
EXAMPLE OF LANDSCAPING BETWEEN A RETAIL USE  
AND THE REQUIRED PARKING AREA



Illustration 9-20  
EXAMPLE OF LANDSCAPING BETWEEN A  
NONRESIDENTIAL USE AND A MAJOR ROADWAY

## SIGNAGE

There are no regulations within the U.S. Highway 175 Overlay District related to signage currently. The following discussion is intended to provide reasons for the City to consider incorporating some signage regulations within the ordinance and to outline the type of regulations needed.

### Recommended Requirements

Signs perform many functions and come in many different forms – directional, locational, and informational (i.e., announcing special events), to name a few. The City can use all types of signs in a cohesive manner to help give Seagoville a special identity that would be recognizable along U.S. Highway 175.

#### Banner Signs

One of the types of signs that can be effective in doing this, especially along major thoroughfares, are banner signs. These could follow the theme used for the City's gateways (proposed previously within this section) to announce the City, or they could simply show the City of Seagoville logo. They can also be used to inform people of events that are occurring within City. Regardless of the type of design that is ultimately chosen, the key is to set Seagoville apart from surrounding areas in a simple yet effective way.

#### General Signage for Nonresidential Land Uses

As was discussed within the *Future Land Use Plan* (Section 5), nonresidential uses generally seek to locate along major thoroughfares due to the visibility. For the same reason, nonresidential uses generally desire the largest, brightest, highest sign to further increase their visibility. In order to prevent the proliferation of signs, the City should consider certain requirements for new nonresidential development, such as:

*The maximum allowable height, including the base, of any sign shall be fifty feet (50').*

*Colors used for any sign shall not include fluorescent colors, and such colors shall be consistent with the overall design of the primary building.*



Illustration 9-21  
EXAMPLE OF A BANNER SIGN THAT ANNOUNCES A SPECIAL AREA OF WACO, TEXAS



Illustration 9-22  
EXAMPLE OF WELL-DESIGNED POLE SIGNS



Illustration 9-23  
EXAMPLE OF TYPICAL POLE SIGNS

*Flashing signs, specifically signs with moving letters, words, or pictures, shall not be permitted.*

*The use of temporary signs (i.e., signs that advertise special sales, etc.) shall be limited to a period not to exceed thirty (30) days, unless otherwise permitted by the City Building Official.*

### Billboard Signs

In addition, billboards should be prohibited. Regardless of the fact that, in general, the development community will want to locate billboards along U.S. Highway 175, as has happened in the past, such signs are inconsistent with the community image Seagoville wants to project within this high-traffic corridor. The city of Dallas has recently recognized that the proliferation of billboard signs is not a positive thing for Dallas. Seagoville can eliminate the potential future problem of visual clutter that can be caused by billboards by prohibiting them before they become a concern for the City.

## SEAGOVILLE'S CENTRAL BUSINESS DISTRICT (CBD)

As discussed within the *Future Land Use Plan*, Seagoville's Central Business District is intended to be a distinctive area within the City, wherein there is a unique atmosphere that is pedestrian-friendly and is attractive to citizens and visitors. It is further intended to be reminiscent of an old town square, with activity of all different types. The integration of the following design elements would help to create such an atmosphere. It should be noted that the recommendations herein should be incorporated into a separate Central Business Zoning District or an Overlay Zoning District for the purpose of ensuring that new development or redevelopment efforts adhere to the special standards needed for this area of Seagoville.

### Streetscape Elements

The term *streetscape* can be described as the aesthetic value of the view along a street. Positive or negative, numerous elements contribute to this view, including landscaping, street trees, and

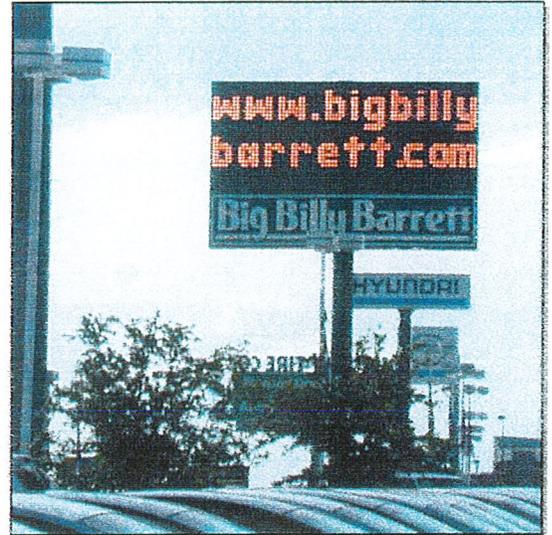


Illustration 9-24  
EXAMPLE OF A TYPICAL FLASHING SIGN



Illustration 9-25  
SEAGOVILLE'S CENTRAL BUSINESS DISTRICT



Illustration 9-26  
SEAGOVILLE'S CENTRAL BUSINESS DISTRICT

street hardware (e.g., lighting, stop lights, etc.). The incorporation of aesthetically pleasing streetscape elements within Seagoville's Central Business District can help to provide the City with an area that is more pleasing to the eye and is more conducive to pedestrian activity.

## STREET TREES & LANDSCAPING ELEMENTS

The integration of natural elements has generally been the ideal within the dense urban settings society has created. However, the successful integration of such elements often eludes cities long-term because of the way in which the landscaping is installed. The City should consider integrating tree grates and large planters into the Central Business District area. Tree grates have been proven to provide planted trees with a longer life-span, especially in the Texas climate where they require an increased amount of water. The shading trees provide is significant to an area like the CBD where pedestrian activity is encouraged, particularly when the trees are planted so that they provide relatively constant shade. The City should then to make the landscaping elements and street trees a part of the overall streetscape through a consist program of maintenance.

## STREET HARDWARE

Light fixtures within a room can create a distinct atmosphere. Likewise, light fixtures along a street can create an ambiance when special attention is given to their design and aesthetic appeal, as Seagoville has already recognized within its previously discussed U.S. Highway 175 Overlay District. There are numerous choices for streetlights and stoplights, from the most modern (e.g., downtown Houston) to those that replicate light fixtures at the turn of the century. It is recommended that the City decide the type of atmosphere it desires within the CBD, and follow through with that concept through distinctive lighting.

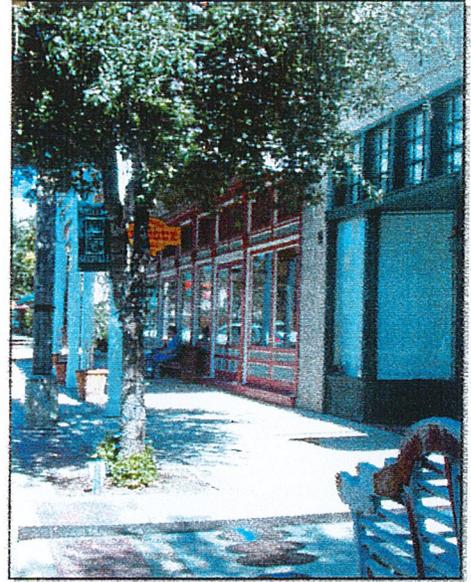


Illustration 9-27  
EXAMPLES OF STREET TREES & LANDSCAPING ELEMENTS

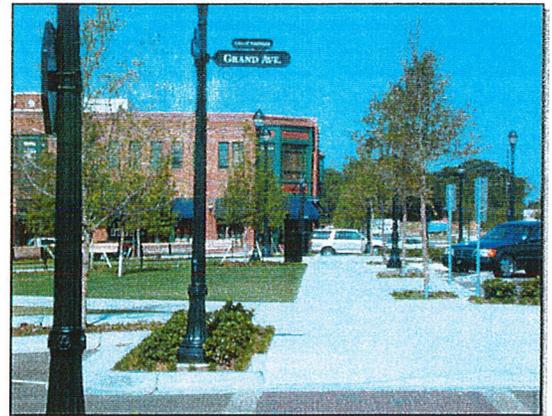


Illustration 9-28  
EXAMPLE OF UNIQUE STREET HARDWARE: SIGNS & LIGHTING

## UTILITY LINES

Utility lines are a basic necessity for all urbanized areas. However, they can detract from the attractiveness of an area by adding clutter to the area's overall visual image. The way in which Seagoville's Central Business District is intended to look and feel would be greatly enhanced by mitigating the possible negative visual affects of overhead utility lines. Burying such lines when they are installed would be the most cost-effective way to achieve this. Burying lines that currently exist in the CBD can be expensive, but could be incorporated into the City's Capital Improvement Plan incrementally (i.e., block-by-block or street-by-street). It is recommended that the City pursue burying these utility lines where possible. Another possibility that would help make these lines less visible would be to relocate them behind buildings, to the outer perimeter of the Central Business District, which would help to ensure the visual quality of store and office fronts. The City should investigate the cost differential between burial and/or relocation, and should make burial or relocation of utility lines part of any budgeted future improvements for the Central Business District.

## Pedestrian Elements

In order to create a walkable Central Business District area in Seagoville, there must be elements that make it conducive to pedestrian activity. Following is a discussion of recommended elements. It should be noted that the elements discussed herein, although they have been written specifically in relation to the Central Business District, could be applied to the City as a whole. Both the *Thoroughfare Plan*, Section 4, and the *Parks, Recreation & Open Space Assessment*, Section 8, discuss the increasing need for cities throughout Texas to accommodate and encourage pedestrian traffic.

## SIDEWALKS/WALKWAYS

Perhaps the most basic element necessary for a pedestrian environment, sidewalks allow people to move freely. In the late 1800s and early 1900s, Seagoville's Central Business District was the center of commerce and likely experienced much pedestrian



Illustration 9-29  
 EXAMPLE OF AN OLD DOWNTOWN AREA WITH UTILITY LINES BEHIND THE BUILDINGS  
 (City of Ennis, Texas)



Illustration 9-30  
 EXAMPLE OF A NEW TOWN SQUARE WITH BURIED UTILITY LINES  
 (City of Southlake, Texas)

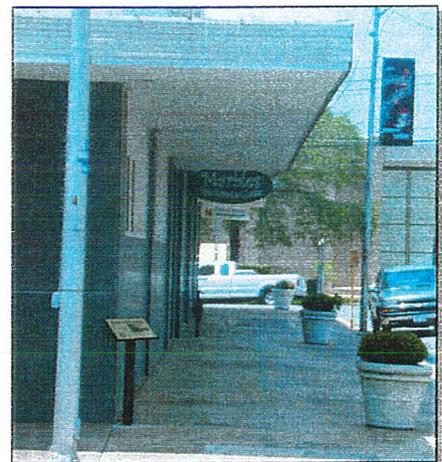


Illustration 9-31  
 EXAMPLE OF A WIDE, COVERED WALKWAY  
 (City of Ludkin, Texas)

activity. With the advent of the automobile and more development toward the outer community limits, however, pedestrian activity is not as prevalent as it once was, in Seagoville and many other historical Texas towns. It will be important for the City to ensure that sidewalks/walkways are integrated within the Central Business District in order to create the opportunity for safe pedestrian activity. In addition, along streets that are already developed that fall within the area designated for the Central Business District, the City should consider retrofitting sidewalks along these streets, wherever possible. Sidewalks should be constructed such that they are in compliance with the Americans with Disabilities Act (ADA).

As previously discussed, the addition of more large trees in tree grates and landscaping within these walkway areas would help to further create a pedestrian environment. Also, the incorporation of awnings and wide overhangs on building facades within the Central Business District (perhaps required for development or redevelopment within the Central Business District) would provide much-needed shade for pedestrians.

## STREET FURNITURE

Another important element of a pedestrian environment is the provision of a place for pedestrians to stop and rest, to take a break and take in the scenery. Further, to prevent clutter, trash receptacles are a necessity for any active pedestrian area. As was mentioned in relation to special light fixtures, furniture can also help create a certain atmosphere within an area, just as it can within a room. It is important, therefore, to ensure that any benches, trash receptacles or other types of street furniture that are incorporated into the Central Business District are designed with the desired environment in mind; the furniture should add to the aesthetics of the area. It is suggested that the City choose light fixtures, benches and trash receptacles that are of similar, complementary design. This will add to the unique atmosphere within the Seagoville Central Business District for which the City is striving.



Illustration 9-32  
PEDESTRIAN ELEMENTS



Illustration 9-33  
EXAMPLE OF A BENCH WITH LANDSCAPING



Illustration 9-34  
SEAGOVILLE'S CENTRAL BUSINESS DISTRICT

## IN CONCLUSION

As mentioned previously, quantifying the elements that contribute to a community atmosphere is a challenging task, primarily because defining such elements is a subjective task. This section has provided discussion of numerous individual design-oriented elements. However, these elements should be considered cohesive – it will take the daily integration of all of them together over a period of time for these elements to make a real, lasting contribution to Seagoville’s community image. **Table 9-1** summarizes recommendations related to the U.S. Highway 175 Overlay District, as well as those related to Seagoville’s Central Business District. Specific implementation strategies for these recommendations are discussed in detail within the *Implementation Strategies*, Section 10.

*The recommended guidelines for development along U.S. Highway 175 represent one of the most significant elements within the Comprehensive Plan; their incorporation into the U.S. Highway Overlay District will benefit Seagoville as nonresidential land uses become increasingly developed along this highway.*

**Table 9-1**  
**SUMMARY OF RECOMMENDATIONS WITHIN**  
**THE COMMUNITY IMAGE GUIDELINES**  
**City of Seagoville, Texas**

**U.S. HIGHWAY 175 OVERLAY DISTRICT RECOMMENDATIONS**

Recommendation #1	The City should consider either providing incentives for or requiring parking areas to be placed to the side or the rear of the primary on-site structure (to the back of the lot) and away from the U.S. Highway 175.
Recommendation #2	The City should require the shared of driveways along the access roads of U.S. Highway 175.
Recommendation #3	The City should add wording related to that goal of lighting elements not only being compatible with, but also <i>complementary to</i> , the architecture of the building <i>and the entire overall development</i> .
Recommendation #4	The City should establish setback requirements for parking and accessory elements, in addition to the current setback requirements for buildings.
Recommendation #6	<p style="text-align: center;"><u>For Fencing/Screening:</u></p> <p>LANDSCAPE SCREENING: The City should refine the allowable landscaping screening requirements to ensure that they provide a <i>solid, opaque screen within a specific time period</i> (i.e., two years).</p> <p>HEIGHT: The City should include a maximum screening wall height of eight (8) feet is recommended.</p> <p>MATERIALS: The City should prohibit the use of chain link, solid wood, barbed wire, fiberglass panels, and corrugated steel.</p> <p>VARIATION: The City should consider requiring variation of the screening wall where masonry elements are used; this is especially important for walls that are extremely long.</p>

Source: Dunkin, Sefko & Associates, Inc.

**Table 9-1, Cont'd  
SUMMARY OF RECOMMENDATIONS WITHIN  
THE COMMUNITY IMAGE GUIDELINES  
City of Seagoville**

**U.S. HIGHWAY 175 OVERLAY DISTRICT RECOMMENDATIONS, CONT'D**

Recommendation #7	<p align="center"><u>For Exterior Construction:</u></p> <p>BUILDING MATERIALS: The City should eliminate metal from the acceptable list of building materials or should require that the front and side facades of the building be covered with brick, stone or rock (presuming that the front of the building is oriented toward the highway).</p> <p>FAÇADE ARTICULATION: The City should require "façade offsets" for buildings 25,000 square feet in size or larger, such that an architectural variation of at least 5 feet in depth for every 25 feet in vertical or horizontal length is provided.</p>
Recommendation #8	The City should consider specifying permitted hours within which loading and unloading could take place.
Recommendation #9	The City should require landscaping, instead of simply encouraging it, and should specify what it wants within the Ordinance. Recommended requirements are contained herein.
Recommendation #10	<p align="center"><u>For Signage:</u></p> <p>BANNER SIGNS: The City should use banner signs within this corridor to inform travelers about the City and about local events.</p> <p>GENERAL: The City should limit the height of pole signs to fifty feet. The City should not allow the use of fluorescent colors, and should require that signs be consistent with the overall design of the primary building.</p> <p>The City should not allow the use of flashing signs.</p> <p>The City should put a time-limit on the use of temporary signs.</p> <p>BILLBOARD SIGNS: The City should not permit any additional billboard signs.</p>

**THE CENTRAL BUSINESS DISTRICT**

Recommendation #1	Recommendations related to the Central Business District should be incorporated into a separate (zoning) Central Business District or an Overlay District for the purpose of ensuring that new development or redevelopment efforts adhere to the special standards needed for this area of Seagoville.
Recommendation #2	The City should consider integrating tree grates and large planters into the Central Business District area.
Recommendation #3	The City should decide the type of atmosphere it desires within the CBD, and follow through with that concept through distinctive lighting.
Recommendation #4	The City should pursue burying and/or relocating utility lines within the CBD, wherever and whenever possible, through budgeted future improvements for the CBD.
Recommendation #5	The City should require pedestrian elements (sidewalks, benches, etc.) to be incorporated into any new development project or redevelopment project.

Source: Dunkin, Sefko & Associates, Inc.



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# COMPREHENSIVE PLAN 2002

## Section 10: Implementation Strategies

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## INTRODUCTION

With the publication and adoption of this Comprehensive Plan document, the City of Seagoville will have taken an important step in shaping its future. The Plan will provide a very important tool for City staff and civic leaders to use in making sound planning decisions regarding the long-term growth and development of Seagoville. The various elements of the Plan are based upon realistic growth objectives and goals for the City that resulted from an intense comprehensive planning process involving a Steering Committee, citizens, Seagoville staff, elected and appointed officials, and major stakeholders in the community.

The future quality of life in Seagoville, as well as the environment of the City, will be substantially influenced by the manner in which Comprehensive Plan recommendations are administered and maintained. The Comprehensive Plan should never be considered a finished product, but rather a broad guide for community growth and development that is always evolving and changing in scope.

Changes in Seagoville's socioeconomic climate and in development trends that were not anticipated during preparation of the Plan will occur from time to time, and therefore, subsequent adjustments will be required. Elements of the City that were treated in terms of a general relationship to the overall area may, in the future, require more specific and detailed attention. Planning for the City's future should be a continuing process, and the Comprehensive Plan is designed to be a dynamic tool that can be modified and periodically updated to keep it in tune with changing conditions and trends.

The full benefits of the Plan for the City of Seagoville can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new issues within the City become apparent, the Plan should be revised rather than ignored. By such action, the Plan will remain current and effective in meeting the City's decision-making needs.

*Implementation is probably one of the most important, yet most difficult, aspects of the comprehensive planning process. Without viable, realistic mechanisms for implementation, the recommendations contained within the Comprehensive Plan will be difficult to realize.*

*This Implementation Strategies section is intended to give Seagoville specific guidance on how these recommendations can become reality.*

*The Comprehensive Plan is designed to be a dynamic tool that can be modified and periodically updated to keep it in tune with changing conditions and trends – this is the only way in which the Plan can continuously guide the City in an effective way.*

# THE ROLES OF THE COMPREHENSIVE PLAN

## A Guide for Daily Decision-Making

The current physical layout of the City is a product of previous efforts put forth by many diverse individuals and groups. In the future, each new development that takes place, whether it is a subdivision that is platted, a home that is built, or a new school, church or shopping center that is constructed, represents an addition to Seagoville's physical form. The composite of all such efforts and facilities creates the City as it is seen and experienced by its citizens and visitors. If planning is to be effective, it must guide each and every individual development decision. The City, in its daily decisions pertaining to whether to surface a street, to approve a residential plat, to amend a zoning ordinance provision, to enforce the building codes, or to construct a new utility line, should always refer to the basic proposals outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become part of a meaningful whole in planning the City.

*This Comprehensive Plan "represents a recognition...of the fact that the value of each specific thing is determined only in relation to the things outside itself, and that therefore one must have a guide to things outside in order to make intelligent decisions about the specific thing."*

*Classic Readings in Urban Planning, "The Master Plan: An Impermanent Constitution,"  
Charles M. Haar, pg. 112*

## A Flexible & Alterable Guide

The Comprehensive Plan for the City of Seagoville is intended to be a dynamic planning document – one that responds to changing needs and conditions. Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of proposed amendments. The Seagoville City Council and other Seagoville officials should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's goals and policies, and whether it will be beneficial for the long-term health and vitality of the City of Seagoville.

*The Seagoville City Council and other Seagoville officials should consider each proposed Comprehensive Plan amendment carefully to determine whether or not it is consistent with the Plan's goals and policies, and whether it will be beneficial for the long-term health and vitality of the City.*

At one- to three-year intervals, a periodic review of the Comprehensive Plan with respect to current conditions and trends should be performed. Such on-going, scheduled reevaluations will provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions which should be made to

the Plan in order to keep it current and applicable long-term. It would be appropriate to devote one annual meeting of the Planning and Zoning Commission to reviewing the status and continued applicability of the Plan in light of current conditions, and to prepare a report on these findings to the Seagoville City Council. Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. By such periodic reevaluations, the Plan will remain functional, and will continue to give civic leaders effective guidance in decision-making. Periodic reviews of the Plan should include consideration of the following:

- ◆ The City's progress in implementing the Plan;
- ◆ Changes in conditions that form the basis of the Plan;
- ◆ Community support for the Plan's goals, objectives & policies; and,
- ◆ Changes in State laws.

## PUBLIC PARTICIPATION

In addition to periodic annual reviews, the Comprehensive Plan should undergo a complete, more thorough review and update every five years. The review and updating process should begin with the establishment of a citizen committee similar to the one appointed to assist in the preparation of this Plan, thereby encouraging citizen input from the beginning of the process. Specific input on major changes should be sought from various groups, including property owners, neighborhood groups, civic leaders and major stakeholders, developers, merchants, and other citizens and individuals who express an interest in the long-term growth and development of the City.

An informed, involved citizenry is a vital element of a democratic society. The needs and desires of the public are important considerations in Seagoville's decision-making process. Citizen participation takes many forms, from educational forums to serving on City boards and commissions. A broad range of perspectives and ideas at public hearings helps City leaders and the City Council to make more informed decisions for the betterment of the City as a whole. Seagoville should continue to encourage as many forms of community involvement as possible as the City implements its Comprehensive Plan.

*One Planning and Zoning Commission meeting annually should be devoted to the Comprehensive Plan.*

*An assessment should be made as to the City's progress in implementing recommendations and as to whether Plan recommendations are still reflective of Seagoville's needs and desires.*

*The Steering Committee used during this comprehensive planning process could be reconvened to aid the City in its review and update of the Comprehensive Plan document.*

*Participation by the governed in their government is, in theory, the cornerstone of democracy. Citizen participation is a categorical term for citizen power. It is the redistribution of power that enables citizens to be deliberately included in the future.*

*Classic Readings in Urban Planning, "A Ladder of Citizen Participation," Sherry R. Arnstein, pg. 358*

## IMPLEMENTATION STRATEGIES

There are two primary methods of implementing the Comprehensive Plan proactive and reactive methods. Both must be used in an effective manner in order to successfully achieve the recommendations contained within the Plan.

Examples of proactive methods include:

- ◆ Developing a capital improvements program (CIP), by which the City expends funds to finance certain public improvements (e.g., utility lines, roadways, etc.), meeting objectives that are cited within the Plan;
- ◆ Establishing/enforcing Zoning Ordinances;
- ◆ Establishing/enforcing Subdivision Ordinances.

Examples of reactive methods include:

- ◆ Rezoning a development proposal that would enhance the City and that is based on the Comprehensive Plan;
- ◆ Site plan review;
- ◆ Subdivision review.

Several specific strategies, both proactive and reactive, and financing mechanisms that could be used by the City of Seagoville to implement the recommendations and policies contained within the Comprehensive Plan are described within the following sections.

## Capital Improvements Programming

Capital improvements are integrally linked to the City's Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance. A capital improvement such as a water treatment plant illustrates this concept. The Comprehensive Plan recommends areas for a particular type of development, the Zoning Ordinance reinforces Plan recommendations with applicable zoning districts consistent with that type of development, and the Subdivision Ordinance regulates the facilities (e.g., utility extensions, roadway widths, etc.) necessary to accommodate that type of development. The type of development that is recommended by the Comprehensive Plan

*One Planning and Zoning Commission meeting annually should be devoted to the Comprehensive Plan.*

*An assessment should be made as to the City's progress in implementing recommendations and as to whether Plan recommendations are still reflective of Seagoville's needs and desires.*

*The Steering Committee used during this comprehensive planning process could be reconvened to aid the City in its review and update of the Comprehensive Plan document.*

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and that is regulated and approved in accordance with the Zoning and Subdivision Ordinance dictates the water treatment plant's size and capacity.

The Comprehensive Plan makes recommendations on the various public improvements that will be needed to accommodate growth and development envisioned for the City over the next 20 years or more. Many of the changes involve improvements that will be financed by future improvement programs. It will be a desirable to invest regularly in the physical maintenance and enhancement of the City of Seagoville rather than to undertake large improvement-type programs at longer time intervals. A modest amount of money expended annually on prioritized items in accordance with Plan recommendations will produce a far greater return to the City than will large expenditures at long intervals.

*A modest amount of money expended annually on prioritized items in accordance with Comprehensive Plan recommendations will produce a far greater return to the City than will large expenditures at long intervals.*

## FUNDING MECHANISMS

Budgeting and cost are primary considerations in terms of implementing Plan recommendations. Therefore, a discussion of the various funding mechanisms that could be utilized by Seagoville to realize these recommendations follows.

### Impact Fees

Chapter 395 of the Texas Local Government Code addresses the issue of developer participation in the construction of off-site facilities such as water, wastewater, and roadways. This state law allows cities in Texas to decide whether to assess fees for 1) roadway construction, 2) water service expansion, and 3) wastewater service expansion to new residential and nonresidential development. The City should investigate the feasibility of using Chapter 395 as a funding mechanism for such capital expenditures.

*The various funding mechanisms discussed for implementing Comprehensive Plan recommendations include:*  
*Impact Fees,*  
*State and County Funding,*  
*Various Types of Bonds,*  
*Community Development Block Grants,*  
*and*  
*Texas Parks and Wildlife Department Grants.*

Impact fees can be described as fees charged to new development based on that development's impact on the infrastructure system. The primary advantage to having this funding source is that it provides cities with the increased ability to plan and construct capital facilities so that the needed infrastructure system capacity is available when the market warrants. If they are not implemented, new capital facilities will likely be financed through taxes (e.g., ad

valorem, sales), which are paid by existing as well as future residents. With impact fees, the development community is responsible for paying its related share of the cost of growth and the impact of that growth on local infrastructure systems.

However, while impact fees provide financing help for cities, they also increase the cost of development. As most costs associated with development are “passed through” to the consumer, it can be argued that impact fees increase the cost of housing or deter economic development. In order to mitigate any negative effects of adopting impact fees on economic development opportunities, the City can investigate development incentives, such as waiving all or a portion of impact fees, for larger retail uses that locate along U.S. Highway 175. It must also be noted that if the facilities (and the related capacity) are not available, growth would likely not occur anyway, and therefore, impact fees would not be charged.

### **State and County Funding**

Coordination with state agencies and with Dallas County is recommended for the joint planning and cost sharing of projects. A widely utilized example of state funding is the use of funds allocated by Texas Department of Transportation (TxDOT). TxDOT receives funds from the federal government and directly from the state budget that it distributes for roadway construction and maintenance across Texas. There are several roads within Seagoville that would be eligible for such funds.

Dallas County also has programs with monies available for various projects, including capital improvements and feasibility studies. In fact, this Comprehensive Plan for Seagoville was made possible by grant money from Dallas County. Capital improvements funded by the County generally include roadways, park facilities, and public buildings. The City should research County funding availability specifically for implementation of Plan recommendations related to thoroughfares and parks.

*While impact fees provide financing help for cities, they also increase the cost of development; however, if the facilities funded by impact fees are not available, growth would likely not occur anyway, and therefore, impact fees would not be charged.*

*Dallas County is a large entity with funding capabilities. In fact, a grant from Dallas County was given to Seagoville used to provide the funds for this Comprehensive Plan.*

*Texas state funds are often thought of in relation to the Texas Department of Transportation (TxDOT), which is responsible for funding and construction of the majority of the roadways across the state. Funds are available at the state level, however, for other needs a city may have.*

## Various Types of Bonds

The two most widely used types of bonds are general obligation bonds and revenue bonds. General obligation bonds, commonly referred to as G.O.s, can be described as bonds that are secured by a pledge of the credit and taxing power of the City and must be approved by a voter referendum. Revenue bonds can be described as bonds that are secured by the revenue of the City. Certificates of obligation, commonly referred to as C.O.s, can be voted on by the City Council without a City-wide election/bond referendum. It should be noted that if Seagoville chooses to adopt an impact fee ordinance and bonds have been included in the assessment of impact fees, funds derived from impact fees could be used to retire bonds.

*G.O.s are bonds that are secured by a pledge of the credit and taxing power of the City and must be approved by a voter referendum.  
Revenue bonds can be described as bonds that are secured by the revenue of the City. C.O.s are voted on by the City Council without a Citywide election/bond referendum*

## Community Development Block Grant Program (CDBG)

CDBG grants can be used to revitalize neighborhoods, expand affordable housing and economic opportunities, and improve community facilities and services. A minimum of 70 percent of all grant funds allocated to a city must be devoted to programs and activities that benefit low- and moderate-income individuals. Cities can use grants toward a number of actions, including reconstructing or rehabilitating housing, building public infrastructure (i.e., capital facilities such as streets, water and sewer systems), providing public services to youths, seniors or disabled persons, and assisting low-income homebuyers.

*In order to secure a grant from the Texas Parks and Wildlife Department (TPWD), a government entity, including cities, counties, school districts, etc., must pledge matching funds – a TPWD grant of \$500,000 must be matched by the government entity with another \$500,000.*

## Texas Parks and Wildlife Department Grants

The Texas Parks and Wildlife Department (TPWD) provides grants in the form of matching funds for various types of outdoor park and indoor recreational facilities. Such grants are equivalent to \$500,000, \$750,000, or \$1.2 million depending on the type of park/recreational facility for which funding is being provided. One of the primary recommendations within this Comprehensive Plan is that Seagoville should complete and adopt a park master plan; such a plan, although not required to secure TPWD funds, would assist the City in this task.

*Due to the fact the TPWD grants are becoming increasingly competitive to obtain, a park master plan provides an important component to securing TPWD funds.*

## Annexation and Extraterritorial Jurisdiction

Annexation is the process by which communities extend their municipal boundaries, thereby extending their regulatory authority to new territory for the purpose of protecting the public's health, safety and general welfare. Chapter 43 of the Texas Local Government Code prescribes the process by which communities can annex land within Texas. As was discussed in the *Future Land Use Plan*, Section 5, the two primary reasons that cities annex land, to protect their interests in the subdivision of land and to accommodate additional population, do not apply to the City of Seagoville; there is very little area within the ETJ that can be developed. Therefore, annexation for Seagoville would have to be pursued for a different purpose - that is, principally for the purpose of providing open space areas for the local population. Public open space will become increasingly important and increasingly rare as cities in the Dallas-Fort Worth Metroplex continue to urbanize. The amount of floodplain area in and around Seagoville, although a limiting factor in terms of population growth, could become an important asset to the community, especially if it is used for an open space system for which Seagoville could become known.

*As was discussed in the Future Land Use Plan, Section 5, Seagoville does not have much land available for annexation, and the land that is available is mainly composed of floodplain area.*

*Reclamation of some of the floodplain or use of such areas as open space for local citizens would both benefit Seagoville.*

## Regulatory Mechanisms & Administrative Processes

The usual processes for reviewing and processing zoning amendments, development plans, and subdivision plans provide significant opportunities for implementing the Comprehensive Plan. Each zoning, development and subdivision decision should be evaluated and weighed against applicable proposals contained within the Plan. The Plan allows Seagoville to review proposals and requests in light of an officially prepared document adopted through a sound, thorough planning process. If decisions are made that are inconsistent with Plan recommendations, then they should include actions to modify or amend the Plan accordingly in order to ensure consistency and fairness in future decision-making. Amending the Subdivision Ordinance and Zoning Ordinance represent two major, proactive measures that the City can take to implement Comprehensive Plan recommendations.

*The Subdivision Ordinance and Zoning Ordinance represent the two major regulatory implementation measures for Seagoville.*

*Amending these ordinances is of little cost to the City, while the benefit would likely be considerable.*

Specifics on the way in which this can be effectively achieved for both are discussed in the following sections.

## THE SUBDIVISION ORDINANCE

The act of subdividing land to create building sites is one that has the greatest effect on the overall design and image of Seagoville. Much of the basic physical form of the City is currently created by the layout of streets, easements, and lots. In the future, the basic physical form of Seagoville will be further affected by elements such as new development, both residential and non-residential, and the implementation of the *Thoroughfare Plan*. As mentioned previously, many of the growth and development proposals contained within the City's Comprehensive Plan can be achieved through the exercise of subdivision control and other "reactive" practices. Some elements of the Plan, such as major thoroughfare rights-of-way and drainage easements, can be influenced, guided and actually achieved during the process of subdividing the land. Once the subdivision has been filed (recorded) and development has begun, the subdivision becomes a permanent, integral part of the City's urban fabric. Thereafter, it can be changed only through great effort and expense. Seagoville's Subdivision Ordinance should be updated in accordance with Thoroughfare Plan recommendations, specifically with the rights-of-way widths and sections contained therein. With this implementation measure, as individual plats are approved, the City can require that rights-of-way be dedicated in conjunction with the recommendations as generally set forth in the *Thoroughfare Plan*.

## THE ZONING ORDINANCE

All zoning and land use changes should be made within the context of existing land uses, future land uses, and planned infrastructure, including roadways, water and wastewater. The City's Zoning Ordinance should be updated with the recommendations contained within this Comprehensive Plan. In addition, after a thorough review of the Zoning Ordinance, it is recommended that the following listed changes be made within the Ordinance.

*The main benefit of the Subdivision Ordinance in implementing the Comprehensive Plan is related to the Thoroughfare Plan.*

*Updating the roadway sections within the Ordinance, and ensuring that rights-of-way are dedicated in accordance with the Thoroughfare Plan map are the two primary ways in which the Subdivision Ordinance can implement this Comprehensive Plan.*

*The main benefit of the Zoning Ordinance in implementing the Comprehensive Plan is related to the Future Land Use Plan and the Community Image Guidelines.*

*Updating the Ordinance with recommended land use locations and their related design guidelines are the two primary ways in which the Subdivision Ordinance can implement this Comprehensive Plan.*

*Recommendations related to updating and amending the Zoning Ordinance included changes related to both formatting and substance.*

**Formatting Changes:**

- ◆ **INCORPORATE A USE CHART:**
  - This would enable the City to delete the long lists of uses that are permitted within each zoning district and to delete repetitions of allowable uses. Also, this would make the Zoning Ordinance more user-friendly by putting all land uses in a single location and by showing in a graphic way within which districts the land uses are allowed.
  
- ◆ **USE CONSISTENT TERMINOLOGY:**
  - Throughout the Zoning Ordinance there are references to the *City Plan Commission* and the *Planning and Zoning Commission*; the City should use one or the other, and amend the Ordinance accordingly.
  
- ◆ **ENSURE THERE ARE ADEQUATE DEFINITIONS:**
  - Screening is required, but specific guidelines for screening are not provided; guidelines should include:
    - Acceptable materials,
    - Minimum and maximum height,
    - Criteria for when a screening device is required,
    - Closure requirements (i.e., for dumpster screening);
  - Masonry standards are contained within the ordinance, but masonry is not defined.

*Formatting change recommendations include:*  
*Incorporating a Use Chart,*  
*Using consistent terminology, and*  
*Ensuring that wording related to requirements is defined.*

**Substantive Changes**

- ◆ **REMOVE CERTAIN CUMULATIVE ZONING CHARACTERISTICS**
  - Currently, residential uses are permitted within the *Local Retail, Commercial, and Light Manufacturing Districts*
  - Residential uses should not be permitted within these districts due to a general lack of compatibility that exists between these uses (especially with commercial and light manufacturing uses)
  - Reasons for this recommendation include:
    - Land that could be used for nonresidential purposes, thereby bringing in needed tax revenue

*Substantive change recommendations include:*  
*Removing cumulative zoning characteristics,*  
*Ensuring provision of a variety of lot sizes,*  
*Ensuring provision of a variety of house sizes,*  
*Ensuring quality manufactured home areas,*  
*Ensuring quality development along U.S. Highway 175,*  
*Amending maximum height allowances, and*  
*Incorporating additional landscaping requirements.*

for Seagoville, could be developed for residential uses under the current zoning regulations

- The City needs its remaining prime nonresidential land to develop as nonresidential in order to ensure a positive local economy in the future

♦ **ENSURE VARIETY FOR RESIDENTIAL LOT SIZES**

- The largest required lot size in Seagoville's Zoning Ordinance is 9,600 square feet, which is less than one-quarter acre;
- It is recommended that the City provide residential districts with larger lot sizes, including districts with a 12,000 square foot (one-quarter acre) minimum, one-half acre minimum, and one-acre minimum.

♦ **ENSURE VARIETY FOR RESIDENTIAL HOUSE SIZES**

- The largest required house size in Seagoville's Zoning Ordinance is 1,200 square feet;
- Considering that the City already has a large percentage of homes that are around 1,200 square feet, it is recommended that the City increase this house size requirement in its new residential districts, with a minimum of 1,500 square feet.

♦ **ENSURE QUALITY MANUFACTURED HOME DEVELOPMENT**

- Incorporate the following additional standards into Seagoville's *Mobile Home Park District*:
  - A manufactured home structure should not be on a major thoroughfare;
  - A manufactured home should be placed on a permanent concrete foundation that complies with the City's building codes for residential structures (i.e., no wheels);
  - The roof should have a required minimum pitch of 6:12;
  - The trailer tongue should be removed;
  - The minimum dwelling size should be 1,000 square feet, and the length should be less than 2.5 times the width;
  - A manufactured home should have a width of at least (28) twenty-eight feet;

*Seagoville currently has residential areas that are characterized by relatively small lots. The City and future residents would likely benefit from increased lot sizes in at least some of the remaining undeveloped, residential areas.*

*Generally, house sizes are increasing in size. Including provisions for larger houses within Seagoville's Zoning Ordinance would reflect this trend of increasing house size, and would provide additional variety for potential homebuyers.*

*Manufactured homes represent an important affordable housing component. However, ensuring that these areas develop to a quality that is equal to that of other types of residential areas is an important City function.*

*The additional regulations recommended herein are intended to provide ways in which Seagoville can ensure the quality of its manufactured home areas.*

- The front door of a manufactured home should face the street;
  - A manufactured home should have multiple hips on the front elevation;
  - A manufactured home should have an attached garage (i.e., one covered and enclosed parking space);
  - A manufactured home should have stone, masonry, or similar treatment comprising a minimum of 20 percent of the front elevation.
- ♦ **ENSURE QUALITY DEVELOPMENT ALONG U.S. HIGHWAY 175**
- Incorporate the additional recommendations made within the *Community Image Guidelines*, Section 9, into the existing U.S. Highway 175 Overlay District.
- ♦ **REVIEW MAXIMUM HEIGHT ALLOWANCES**
- A maximum of six stories in height is allowed within Seagoville's *Commercial, Light Manufacturing, and Heavy Manufacturing* Districts;
  - It is recommended that this be decreased to three stories in order to maintain the residential nature of Seagoville, with the possible exception of uses that locate along U.S. Highway 175 or for uses that obtain a special use permit.
- ♦ **INCORPORATE ADDITIONAL LANDSCAPING REQUIREMENTS**
- Seagoville's landscaping requirements are minimal (especially in comparison with other cities in the Dallas-Fort Worth Metroplex);
  - The City should:
    - Increase its landscaping standards within nonresidential districts,
    - Require a certain number of trees within its residential districts,
    - Provide incentives for tree preservation and for landscaping done in addition to the minimum requirements within the ordinance.

*The character and aesthetic quality of the development along U.S. Highway 175 has been discussed throughout this Comprehensive Plan; this is indicative of the importance of this development to the future of Seagoville.*

*Seagoville's residential character is not consistent with the maximum heights allowed in some of the City's nonresidential districts. Recommendations related to decreasing the maximum height allowances are intended to reflect this.*

*Seagoville has minimal landscaping requirements. Much of the vacant land in the City have trees that are significant in terms of their size; increased landscaping standards should include incentives for keeping trees within new developments.*

## IN CONCLUSION

Implementation is probably one of the most important, yet most difficult, aspects of the comprehensive planning process. Without viable, realistic mechanisms for implementation, the recommendations contained within the Comprehensive Plan will be difficult to realize. **Table 10-1** and **10-2** contain the primary capital improvement and future planning recommendations made within this Plan, respectively. These recommendations are in priority order, and the general funding mechanisms that could be used toward their implementation are included.

*Each development decision should be made and each implementation measure taken with consideration given as to how the decision fits into the overall concept of Seagoville as it has been presented within this Comprehensive Plan.*

**Table 10-1**  
**MAJOR CAPITAL IMPROVEMENTS RECOMMENDED**  
 City of Seagoville, Texas

Related Comprehensive Plan Section	Capital Item (In Order of General Priority)	Possible Funding Sources
<i>Section 7:</i> Infrastructure System Overview	Construct a new water tower (a location has been proposed at 101 North Watson Street).	Certificates of Obligation, General Obligation Bonds, Revenue Bonds, and/or Water & Wastewater Impact Fees
<i>Section 7:</i> Infrastructure System Overview	Address wastewater needs by either: 1) expanding the local wastewater treatment plant, or 2) discontinuing use of the local wastewater treatment plant, constructing a pipeline and pump station, and transferring wastewater to a regional facility.	Certificates of Obligation, General Obligation Bonds, Revenue Bonds, and/or Water & Wastewater Impact Fees
<i>Section 4:</i> The Thoroughfare Plan	Continue to contribute to the cooperative funding of feasibility plans for Loop 9/the George Bush Turnpike.	City's General Fund, State Funds, and/or Texas Turnpike Authority Funds
<i>Section 4:</i> The Thoroughfare Plan	Fund the following roadway improvements (as shown on the <i>Thoroughfare Plan</i> ): <ul style="list-style-type: none"> <li>• Extension of Kleburg past its intersection with Simonds West, continuing in a southeasterly direction and crossing Environmental Way and Malloy Bridge Road until it meets with an existing roadway just west of the city of Combine;</li> <li>• Extension of Lasater to Malloy Bridge Road, creating a continuous connection between Simonds East and Malloy Bridge Road;</li> <li>• Extension of Bowers Road south to Blindsay Road; and</li> <li>• Extension of Prescott Road from Stark southeast to Simonds East.</li> </ul>	General Obligation Bonds, Dallas County ( <i>note: if thoroughfare improvements are shown on NCTCOG Mobility Plan</i> ), and/or Roadway Impact Fees

Source: Dunkin, Sefko & Associates, Inc.

Table 10-2  
CONTINUED PLANNING EFFORTS RECOMMENDED  
City of Seagoville, Texas

Related Comprehensive Plan Section	Planning Effort (In Order of General Priority)	Possible Funding Sources
Section 4: The Thoroughfare Plan	Incorporate the Thoroughfare Plan roadway sections into the Subdivision Ordinance. <i>Could likely be achieved by City staff</i>	City's General Fund
Section 4: The Thoroughfare Plan	Incorporate the requirement that rights-of-way are dedicated as plats are approved into the Subdivision Ordinance. <i>Could likely be achieved by City staff</i>	City's General Fund
Section 9: Community Image Guidelines & Section 10: Implementation Strategies	Incorporate recommendations related to the U.S. Highway 175 Overlay District into the Zoning Ordinance – <i>Could likely be achieved by City staff</i>	City's General Fund
Section 5: The Future Land Use Plan & Section 10: Implementation Strategies	Amend the Zoning Ordinance to conform to Comprehensive Plan recommendations – <i>Could likely be achieved by City staff</i>	City's General Fund
Section 6: Parks, Recreation, & Open Space Assessment	Initiate and complete a Park Master Plan – <i>The City will need to hire a consulting firm</i>	City's General Fund
Section 8: The Public Facilities Plan	Initiate and complete a detailed space utilization study of all municipal structures – <i>The City will need to hire a consulting firm</i>	City's General Fund
Section 5: The Future Land Use Plan & Section 6: Parks, Recreation, & Open Space Assessment & Section 10: Implementation Strategies	Investigate the use of local floodplain areas, specifically reclamation, reservoir, and recreation possibilities – <i>The City will need to hire a consulting firm</i>	City's General Fund

Source: Dunkin, Sefko & Associates, Inc.