City of Seagoville

Meeting Agenda

City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, August 10, 2026	6:30 PM	Council Chambers

DENNIS K. CHILDRESS
MAYOR

RICK HOWARD
MAYOR PRO TEM

ALLEN GRIMES
COUNCILMEMBER

CAREY D. NEAL JR.
CITY MANAGER

JOSE HERNANDEZ
COUNCILMEMBER

JON EPPS
COUNCILMEMBER

HAROLD MAGILL
COUNCILMEMBER

Notice is hereby given that the City Council of the City of Seagoville, Texas will meet in a Regular Meeting at 6:30 PM, to be held at City Hall 702 N. Hwy 175 Seagoville, Texas 75159.

Section 551.043 of the Texas Government Code:
Budget information is available on the City's Homepage: https://www.seagoville.us/
Section 551.071 of the Texas Government Code:
This meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The City of Seagoville reserves the right to reconvene, recess or realign any session or order of business at any time prior to adjournment. The purpose of the meeting is to consider the following items:

WORK SESSION - 6:30 PM

1. **Call to Order**
2. **FIRST READING of SEDC Project:**
   Discuss a Resolution approving a Economic Development Project between the SEDC and Gusto Seagoville Plaza, LLC as reflected in the terms and conditions of an economic development performance agreement between the parties; in an amount not to exceed three hundred fifty thousand dollars ($350,000.00).
3. **Discuss and receive a presentation regarding water billing.**
4. **Discuss and receive a presentation regarding traffic calming devices along Highland Drive and the N. US 175 frontage Road.**
5. **Discuss and receive a presentation on franchise utility work within the public right of way.**
   Article 21.13 Right Of Way Management
6. **Discuss and receive a presentation regarding City regulations on carports, canopies, and porte cocheres.**
   25.02.718 - Carports, canopies and porte cocheres
   Carport Site Plan Exhibit
   Example Carport Plans A
   Example Carport Plans B
7. **Discuss Regular Session agenda items.**
8. **Adjourn**

REGULAR SESSION - 7:00 PM

9. **Call to Order**
10. **Invocation and Pledge of Allegiance**
11. **Mayor's Report**
    Community Engagement Flyer
12. **Public Comments**
    Any person wishing to address the City Council during Public Comments section of the agenda must first register with the City Secretary. Registered speakers shall be allowed three (3) minutes to speak before the City Council. City Council shall not discuss or take action relative to any public comments made during Public Comments of the meeting.

Consent Agenda

13. **Consider approving the City Council meeting minutes: July 27, 2026.**
    2026-07-27 MIN CC
14. **Consider a Resolution authorizing the purchase of water meters from Aqua Metric Sales Company utilizing a Houston-Galveston Area Council ("HGACBuy") cooperative purchasing contract in an amount not to exceed seventy two thousand five hundred sixteen dollars and six cents ($72,516.06); and authorizing the City Manager to execute any and all necessary documents.**
    RES - Water Meters
    HGAC Contract No. WM09-20

Public Hearing

15. **Conduct a public hearing and consider an Ordinance amending the Comprehensive Plan by granting a change for an approximate 33.034 acre parcel of land situated in the John D. Merchant Survey, Abstract No. 850, City of Seagoville, Dallas County, Texas, and being a portion of a called 33.39 acre tract of land described in a deed to DC Seagoville, LLC recorded in Instrument No. 202300163324 of the official public records of Dallas County, Texas.**
    ORD - Amend Comprehensive Plan
    Aerial Exhibit
    Application Redacted
    Thoroughfare Amendment Request
    Roadway Cross-Section Design Criteria
    Thoroughfare Plan Exhibit
    Traffic Impact Analysis
16. **Conduct a public hearing and consider an Ordinance amending the Comprehensive Zoning Ordinance and Map by granting a change in zoning for an approximately 33.034 acre parcel of land situated in the John D. Merchant Survey, Abstract No. 850, City of Seagoville, Dallas County, Texas, and being a portion of a called 33.39 acre tract of land described in a deed to DC Seagoville, LLC recorded in Instrument No. 202300163324 of the Official Public Records of Dallas County, Texas also known as 900 S US Highway 175, as set forth as Commercial (C) and Apartment Dwelling (A) to Planned Development with a base zoning of Local Retail (LR) and Apartment Dwelling (A); providing approval of a concept site plan; providing approval of elevation concepts, renderings and distribution plan; providing a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offense.**
    ORD - Amend Zoning
    Application Redacted

Regular Agenda

17. **Discuss and consider a Resolution accepting the 2026 Certified Tax Roll of Dallas Central Appraisal District and Kaufman County Appraisal District.**
    RES - Certified Tax Roll
    DCAD
    KCAD

18. **Discuss and consider approving a Resolution accepting the proposed property tax rate for fiscal year 2026-2027; and providing for the publication as provided by the Texas Property Tax Code.**
    RES - Proposed Property Tax Rate
    Tax Rate Calculation Worksheet
19. **SECOND READING: Discuss and consider a Resolution approving a Economic Development Project between the SEDC and Gusto Seagoville Plaza, LLC as reflected in the terms and conditions of an economic development performance agreement between the parties; in an amount not to exceed three hundred fifty thousand dollars ($350,000.00).**
    RES - SEDC Gusto Seagoville Plaza, LLC
    Performance Agreement
20. **Discuss and consider a Resolution establishing a "Youth Advisory Commission"; and providing an effective date.**
    RES - YAC
21. **Discuss and consider a Resolution authorizing a one-time extension of existing appointed board and commission terms from June to December to align appointment cycles and thereafter establishing two year terms commencing January 1 and concluding two years later on December 31; preserving staggered terms.**
    RES - Term Extension
    Appointments and Terms
22. **Items of community interest and councilmember reports.**
    Section 551.0415 of the Texas Government Code: The City Council or City Administration may report information on the following items 1) express thanks, congratulations, or condolences, 2) information about holiday schedules, 3) recognition of individuals, 4) reminders about upcoming City events, 5) information about community events, and 6) announcements involving an imminent threat to public health and safety.

EXECUTIVE SESSION

23. **The City Council will convene into closed Executive Session pursuant to the Texas Government Code Section 551.074 Personnel Matters, to deliberate the recruitment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Municipal Court Judge.**

REGULAR SESSION

24. **Take any necessary action as a result of Executive Session.**
25. **Discuss future agenda items.**
26. **Adjourn**

CERTIFICATE

I certify that the above Notice of Meeting for Monday, August 10, 2026 was posted on the bulletin board at City Hall of the City of Seagoville, Texas on Tuesday, August 4, 2026 by 5:00 p.m.

_____

Sara Egan, City Secretary

The City of Seagoville does not discriminate based on disability in the admission or access to, or treatment or employment in, its programs or activities. If you have a request for services that will make this program accessible to you, please contact the City of Seagoville at least 72 hours in advance at (972) 287-6819 or email citysecretary@seagoville.us . (TDD access 1-800-RELAY-TX)

UPCOMING MEETING DATES:

- Monday, August 24, 2026
- Monday, September 14, 2026

CITY OF SEAGOVILLE
TAXPAYER IMPACT STATEMENT

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

The City of Seagoville has proposed a budget for the City's 2026-2027 fiscal year. The City intends to adopt its budget on or before September 30, 2026.

- Value of Median-Valued Homestead Property in the City: $241,546
- Property Tax Bill for the Current Fiscal Year ($0.720743): $1,713
- Estimated Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate ($.769910): $1,860
- Estimated Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate ($.707260): $1,708

The estimates in this Impact Statement are valid only for the proposed budget and proposed tax rate that the City Council will discuss at its meeting on August 24, 2026. The proposed budget and the proposed tax rate may each be amended by City Council at any time before their final adoption. If the City Council intends to discuss the proposed budget at a subsequent meeting, the City will include a Taxpayer Impact Statement in the notice for that meeting which will include updated estimates based on any amendments to the proposed budget and proposed tax rate.

I hereby certify that the foregoing Taxpayer Impact Statement was included in the public notice for the City Council meeting to be held on August 10, 2026.

Carey D. Neal Jr.

Date: August 4, 2026

Name: Carey D. Neal, Jr.
Title: City Manager