City of Seagoville

Rescheduled Joint Meeting

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

City Council
Planning and Zoning Commission

Monday, February 2, 2026	6:30 PM	Council Chambers

DENNIS K. CHILDRESS **MAYOR**	**RICK HOWARD** **COUNCILMEMBER**	**ALLEN GRIMES** **COUNCILMEMBER**
CAREY D. NEAL JR. **CITY MANAGER**	**JOSE HERNANDEZ** **COUNCILMEMBER**	**JON EPPS** **COUNCILMEMBER**
	HAROLD MAGILL **MAYOR PRO TEM**	

Notice is hereby given that the City Council and the Planning and Zoning Commission of the City of Seagoville, Texas will conduct the rescheduled Joint Meeting of January 26, 2026 on Monday, February 2, 2026 at 6:30 p.m.

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.
Section 551.127 of the Texas Government Code:
One or more Councilmembers, Commissioners or employees may attend this meeting remotely using videoconferencing technology. A quorum of the City Council and Planning and Zoning Commission will be present at City Hall. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the meeting location.

The City of Seagoville City Council and the Planning and Zoning Commission reserve 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:

JOINT SESSION - 6:30 PM

1. **Call to Order**
   - **A. Call to Order for City Council**
   - **B. Call to Order for Planning and Zoning Commission**
2. **Invocation and Pledge of Allegiance**
3. **Mayor's Report**
4. **Public Comments**
   This portion of the meeting is to allow members of the public up to six (6) minutes to address the City Council. City Council may not discuss these items but may respond with factual data or policy information or place the item on a future agenda. Anyone wishing to speak should submit a Public Comment Form to the City Secretary prior to the start of the meeting.
5. **Conduct a joint public hearing to consider an Ordinance amending the Code of Ordinances, as amended, at Title II: "Buildings; Development; Zoning," Chapter 25 "Zoning", Article 25.02, "Zoning Ordinance," at Division 26 "Special Uses" by amending section 25.02.631 to allow cargo containers temporarily in Office, Local Retail, Commercial, Light Manufacturing and Heavy Manufacturing districts; and providing for penalty of fine not to exceed the sum of two thousand ($2,000.00).**
   ORD - Temp. Cargo Containers

6. **Conduct a joint public hearing to consider an Ordinance amending the Code of Ordinances, as amended, by amending Title II: "Buildings; Development; Zoning," Chapter 25 "Zoning," Article 25.02 "Zoning Ordinance," at Division 4 "Single-Family Dwelling District Regulations" by amending section 25.02.061 "Use Restrictions;"; and providing a penalty of fine not to exceed the sum of two thousand ($2,000.00).**
   ORD - Guest Quarters
7. **Conduct a joint public hearing to consider an Ordinance amending the Code of Ordinances, as amended, at Title II: "Buildings; Development; Zoning", Chapter 25 "Zoning", Article 25.02, "Zoning Ordinance" by adding a new Division 17 "Overlay Districts" and a new section 25.02.391 "Downtown Overlay District" and by amending section 25.02.631 "Uses by Ordinance"; and providing for penalty of fine not to exceed the sum of two thousand ($2,000.00).**
   ORD - Downtown Overlay
   District Exhibit A - Downtown
   Overlay Letters of Opposition
8. **Conduct a joint public hearing to consider an Ordinance amending the Code of Ordinances, as amended, by amending Title II: "Buildings; Development; Zoning", Chapter 25 "Zoning", Article 25.02 "Zoning Ordinance", at Division 37 "Definitions" by amending Section 25.02.801 "Certain Words Defined;" and providing a penalty of fine not to exceed the sum of two thousand ($2,000.00).**
   ORD - Definitions
9. **Conduct a joint public hearing to consider an Ordinance amending the Code of Ordinances, as amended, by amending Title II: "Buildings; Development; Zoning," Chapter 25 "Zoning," Article 25.02 "Zoning Ordinance," (1) at Division 37 "Definitions," Section 25.02.801, "Certain Words Defined," by adding definitions for "Health and Fitness studio" "Health and Sporting Facility," "Variety Store," and "Vending Kiosk/atm," (2) at Division 15 "LR Local Retail District Regulations" by amending section 25.02.351 to allow Health and Fitness Studio use and (3) at Division 26 "Special Uses" by amending section 25.02.631 to allow Health and Sporting Facility, Vending kiosk/atm, and Variety Store uses with a special use permit in specified zoning districts; and providing for penalty of fine not to exceed the sum of two thousand ($2,000.00).**
   ORD - Add Definitions
10. ***Recess of the City Council.***
11. **PLANNING AND ZONING COMMISSION: Discuss and consider a recommendation for the Ordinances presented in agenda items 5, 6, 7, 8 and 9.**
12. **PLANNING AND ZONING COMMISSION: Adjourn.**
13. ***Reconvening of the City Council.***
14. **Receive and discuss the recommendation of the Planning and Zoning Commission to consider the Ordinances presented in agenda items 5, 6, 7, 8 and 9.**

Consent Agenda

15. **Consider approving the joint meeting minutes for the City Council, Planning and Zoning Commission, and Seagoville Economic Development Corporation: January 8, 2026.**
   2026-01-08 MIN CC PZ SEDC
16. **Consider approving the City Council meeting minutes: January 12, 2026.**
   2026-01-12 MIN CC
17. **Consider an Ordinance amending the Code of Ordinances at Chapter 9 "Fire Prevention and Protection," Article 9.03, "Fire Code," by repealing and replacing in their entirety Sections 9.03.001 and 9.03.003, to adopt the International Fire Code, 2024 edition and local amendments; and providing a penalty of fine not to exceed two thousand dollars ($2,000.00).**
   ORD - 2024 Intl Fire Code and Amendments
   Exhibit A - 2024 IFC Amendments

18. **Consider an Ordinance amending the Code of Ordinance of the City of Seagoville, Texas at Chapter 21 "Building Regulations," Article 21.02 "Technical and Construction Codes and Standards," Division 11 "Existing Building Code" by amending Sections 21.02.551 and 21.02.552 to provide for the adoption of the International Existing Building Code, 2024 edition, and to provide for the exceptions and amendments thereto; and providing a penalty of fine not to exceed two thousand dollars ($2,000.00).**
    ORD - 2024 Intl Existing Building Code and Amendments
    Exhibit A - 2024 IEBC Amendments
19. **Consider an Ordinance amending the Code of Ordinance at Chapter 21 "Building Regulations," Article 21.02 "Technical and Construction Codes and Standards," Division 3 "Residential Code," by amending sections 21.02.101 and 21.02.102 to provide for the adoption of the International Residential Code for one- and two-family dwellings, 2024 Edition and amendments thereto; and providing a penalty of fine not to exceed two thousand dollars ($2,000.00).**
    ORD - 2024 Intl Residential Code and Amendments
    Exhibit A - 2024 IRC Amendments
20. **Consider an Ordinance amending the Code of Ordinance at Chapter 21 "Building Regulations," Article 21.02 "Technical and Construction Codes and Standards," Division 4 "Energy Conservation Code," by amending Sections 21.02.151 and 21.02.152 to provide for the adoption of the International Energy Conservation Code, 2024 edition, and the amendments thereto; and providing a penalty of fine not to exceed two thousand dollars ($2,000.00).**
    ORD - 2024 Intl Energy Conservation Code and Amendments
    Exhibit A - 2024 IECC Amendments
    Exhibit A - 2024 IECC Checklists
21. **Consider an Ordinance amending the Code of Ordinances at Chapter 21 "Building Regulations," Article 21.02 "Technical and Construction Codes and Standards," Division 5, "Electricity," Part II "Electrical Code," by repealing and replacing in their entirety Sections 21.02.251, 21.02.252 and 21.02.253, to provide for the adoption of the National Electrical Code, 2023 edition, with amendments and appendices; providing a penalty of fine not to exceed two thousand dollars ($2,000.00).**
    ORD - 2023 Natl Electrical Code and Amendments
    Exhibit A - 2023 NEC and Amendments
22. **Consider an Ordinance amending the Code of Ordinance at Chapter 21 "Building Regulations," Article 21.02 "Technical and Construction Codes and Standards," Division 6 "Plumbing Code," by amending sections 21.02.301 and 21.02.302 to provide for the adoption of the International Plumbing Code, 2024 edition, and the NCTCOG recommended amendments thereto; and providing a penalty of fine not to exceed two thousand dollars ($2,000.00).**
    ORD - 2024 Intl Plumbing Code and Amendments
    Exhibit A - 2024 IPC Amendments
23. **Consider an Ordinance amending the Code of Ordinance at Chapter 21 "Building Regulations," Article 21.02 "Technical and Construction Codes and Standards," Division 2 "Building Code," by repealing and replacing in their entirety Sections 21.02.051 and 21.02.052 to provide for the adoption of the International Building Code, 2024 Edition and local amendments thereto; and providing a penalty of fine not to exceed two thousand dollars ($2,000.00).**
    ORD - 2024 Intl Building Code and Amendments
    Exhibit A - 2024 IBC Amendments
    Exhibit A - 2024 IBC Special Inspections

24. **Consider an Ordinance amending the Code of Ordinance at Chapter 21 "Building Regulations," Article 21.02 "Technical and Construction Codes and Standards," Division 8 "Mechanical Code" by amending sections 21.02.401 and 21.02.402 to provide for the adoption of the International Mechanical Code, 2024 Edition and the NCTCOG recommended amendments thereto; and providing a penalty of fine not to exceed two thousand dollars ($2,000.00).**
    ORD - 2024 Intl Mechanical Code and Amendments
    Exhibit A - 2024 IMC Amendments
25. **Consider an Ordinance amending the Code of Ordinance at Chapter 21 "Building Regulations," Article 21.02 "Technical and Construction Codes and Standards," Division 7, "Swimming Pool and Spa Code" by amending sections 21.02.351 and 21.02.352 to provide for the adoption of the International Swimming Pool and Spa Code, 2024 edition and the NCTCOG recommended amendments thereto; and providing a penalty of fine not to exceed two thousand dollars ($2,000.00).**
    ORD - 2024 Intl Swimming Pool and Spa Code and Amendments
    Exhibit A - 2024 ISPSC Amendments
26. **Consider an Ordinance amending the Code of Ordinance at Chapter 21 "Building Regulations," Article 21.02 "Technical and Construction Codes and Standards," Division 9 "Fuel Gas Code," at sections 21.02.451 and 21.02.452 to provide for the adoption of the International Fuel Gas Code, 2024 edition; and providing a penalty of fine not to exceed two thousand dollars ($2,000.00).**
    ORD - 2024 Intl Fuel Gas Code and
    Amendments Exhibit A - 2024 IFGC
    Amendments
    Exhibit A - 2024 IFGC Addtl Amendments
27. **Consider an Ordinance amending the Code of Ordinance at Chapter 21 "Building Regulations," Article 21.02 "Technical and Construction Codes and Standards," Division 10 "Property Maintenance Code" at sections 21.02.501, 21.02.502 and 21.02.504 to provide for the adoption of the International Property Maintenance Code, 2024 edition, and local amendments thereto; and providing a penalty of fine not to exceed two thousand dollars ($2,000.00).**
    ORD - 2024 International Property Maintenance Code
    Exhibit A - 2024 IPMC Redline Amendment
28. **Consider an Ordinance amending the Code of Ordinance at Chapter 21 "Building Regulations," Article 21.02 "Technical and Construction Codes and Standards," Division 11 "Existing Building Code" by amending Sections 21.02.551 and 21.02.552 to provide for the adoption of the International Private Sewage Disposal Code, 2024 edition; and providing a penalty of fine not to exceed the sum of two thousand ($2,000.00).**
    ORD - 2024 Intl Private Sewage Disposal Code
29. **Consider an Ordinance amending the Code of Ordinances at Chapter 11, "Health and Sanitation," Article 11.03 "Unsanitary or Unsightly Conditions on Private Premises" by amending sections 11.03.001 and 11.03.003; and providing an effective date.**
    ORD - Ch. 11 Health and Sanitation
30. **Consider an Ordinance amending the Code of Ordinances at Chapter 17 "Traffic", article 17.04 "Parking, Stopping or Standing", in Division 1 "Generally", by amending section 17.04.014 and by adding a new section 17.04.015, and in Division 3 "Boats, Trailers, Recreational Vehicles and Campers" by amending section 17.04.091, and further by amending article 17.05 "Truck Routes; Commercial Vehicles by amending section 17.05.001; and providing a penalty of fine not to exceed the sum of two hundred dollars ($200.00).**
    ORD - Ch. 17 Traffic

31. **Consider an Ordinance amending the Code of Ordinances by amending Chapter 21, "Building Regulations", by repealing and replacing in its entirety article 21.09 "Signs;" and providing a penalty of fine not to exceed the sum of two thousand ($2,000.00).**
    ORD - Repeal and Replace Article 21.09 Signs
    Exhibit A - New Article 21.09 Signs
32. **Consider an Ordinance amending the Technical Construction Standards and Specifications manual ("TCSS") at section 2. "Design Provisions," and the General Notes and Standard Details Manual("GNSD"), "Paving Construction Notes"; providing a repealing clause; providing a savings clause; providing a severability clause; providing for penalty of a fine not to exceed five hundred dollars ($500.00).**
    ORD - TCSS Manual
33. **Consider an Ordinance amending the Code of Ordinances, as amended, at Title II: "Buildings; Development; Zoning," Chapter 25 "Zoning", Article 25.02, "Zoning Ordinance," at Division 26 "Special Uses" by amending section 25.02.631 to allow cargo containers temporarily in Office, Local Retail, Commercial, Light Manufacturing and Heavy Manufacturing districts; and providing for penalty of fine not to exceed the sum of two thousand ($2,000.00).**
    ORD - Temp. Cargo Containers
34. **Consider an Ordinance amending the Code of Ordinances, as amended, by amending Title II: "Buildings; Development; Zoning," Chapter 25 "Zoning," Article 25.02 "Zoning Ordinance," at Division 4 "Single-Family Dwelling District Regulations" by amending section 25.02.061 "Use Restrictions;"; and providing a penalty of fine not to exceed the sum of two thousand ($2,000.00).**
    ORD - Guest Quarters
35. **Consider an Ordinance amending the Code of Ordinances, as amended, at Title II: "Buildings; Development; Zoning", Chapter 25 "Zoning", Article 25.02, "Zoning Ordinance" by adding a new Division 17 "Overlay Districts" and a new section 25.02.391 "Downtown Overlay District" and by amending section 25.02.631 "Uses by Ordinance"; and providing for penalty of fine not to exceed the sum of two thousand ($2,000.00).**
    ORD - Downtown Overlay District
    Exhibit A - Downtown Overlay
    Letters of opposition
36. **Consider an Ordinance amending the Code of Ordinances, as amended, by amending Title II: "Buildings; Development; Zoning", Chapter 25 "Zoning", Article 25.02 "Zoning Ordinance", at Division 37 "Definitions" by amending Section 25.02.801 "Certain Words Defined;" and providing a penalty of fine not to exceed the sum of two thousand ($2,000.00).**
    ORD - Definitions
37. **Consider an Ordinance amending the Code of Ordinances, as amended, by amending Title II: "Buildings; Development; Zoning," Chapter 25 "Zoning," Article 25.02 "Zoning Ordinance," (1) at Division 37 "Definitions," Section 25.02.801, "Certain Words Defined," by adding definitions for "Health and Fitness studio" "Health and Sporting Facility," "Variety Store," and "Vending Kiosk/atm," (2) at Division 15 "LR Local Retail District Regulations" by amending section 25.02.351 to allow Health and Fitness Studio use and (3) at Division 26 "Special Uses" by amending section 25.02.631 to allow Health and Sporting Facility, Vending kiosk/atm, and Variety Store uses with a special use permit in specified zoning districts; and providing for penalty of fine not to exceed the sum of two thousand ($2,000.00).**
    ORD - Add Definitions

EXECUTIVE SESSION

38. **The City Council will convene into closed Executive Session pursuant to Texas Government Code Section 551.071, consultation with Attorney, to seek legal advice regarding proposed agenda items 40, 41, and 42.**

Public Hearing

39. **Conduct a public hearing and consider an Ordinance granting a change in zoning for an approximately 2.895 acre tract of real property situated out of the John D. Merchant Survey, Abstract No. 850, Dallas County, Texas, being more commonly known as 600 Water Street from Light Manufacturing ("LM") to Planned Development with Local Retail base zoning allowing for limited uses to include event center use (PD-LR-Event Center) (PD 01-2026); approving a site concept plan; and providing a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) .**
    ORD - 600 Water Street (PD-LR- Event Center)
    Application
    Aerial
    Zoning Map
    Concept Layout
    Elevation Concept
    Survey
    Letters of Opposition
40. **Conduct a public hearing and consider an Ordinance repealing Ordinance No. 11-2022 and Ordinance No. 33-2023.**
    ORD - Repealing 11-2022 and 33-2023
    Ordinance No. 11-2022
    Ordinance No. 33-2023
41. **Conduct a public hearing and consider an Ordinance repealing Ordinance No. 26-2023.**
    ORD - Repealing 26-2023
    Ordinance No. 26-2023
42. **Conduct a public hearing and consider an Ordinance repealing Ordinance No. 27-2023.**
    ORD - Repealing 27-2023
    Ordinance No. 27-2023

Regular Agenda

43. **Receive and discuss a presentation regarding solid waste rate increase based on the Consumer Price Index.**
    CPI - U File 2025
    Seagoville PI Rate Sheet
44. **Discuss and consider a Resolution ordering the General Election to be held May 2, 2026, for the purpose of electing persons to the offices of City Council Places 1, 3, and 5; authorizing a Joint Election with Dallas County and Kaufman County political subdivisions; authorizing the City Manager to execute an Election Services contracts with Dallas County and Kaufman County; and providing for a Runoff Date.**

    Spanish/Español)
    UNA RESOLUCIÓN DEL CONCEJO MUNICIPAL DE LA CIUDAD DE SEAGOVILLE, TEXAS, ORDENANDO UNA ELECCIÓN GENERAL QUE SE LLEVARÁ A CABO EL 2 DE MAYO DE 2026, CON EL PROPÓSITO DE ELEGIR PERSONAS PARA LOS CARGOS DEL CONCEJO MUNICIPAL LUGARES 1, 3 Y 5; AUTORIZANDO UNA ELECCIÓN CONJUNTA CON OTRAS SUBDIVISIONES POLÍTICAS DEL CONDADO DE DALLAS Y EL CONDADO DE KAUFMAN; AUTORIZANDO AL ADMINISTRADOR DE LA CIUDAD A EJECUTAR UN CONTRATO DE SERVICIOS ELECTORALES CON EL CONDADO DE DALLAS Y EL CONDADO DE KAUFMAN; ESTABLECIENDO UNA FECHA DE SEGUNDA VUELTA; Y ESTABLECIENDO UNA FECHA DE VIGENCIA.

(Vietnamese/ Tiếng Việt)
NGHỊ QUYẾT CỦA HỘI ĐỒNG THÀNH PHỐ SEAGOVILLE, TEXAS, YÊU CẦU TỔ CHỨC CUỘC TỔNG TUYỂN CỬ VÀO NGÀY 2 THÁNG 5 NĂM 2026, NHẰM MỤC ĐÍCH BẦU CHỌN CÁC CÁ NHÂN VÀO CÁC VỊ TRÍ 1, 3 VÀ 5 CỦA HỘI ĐỒNG THÀNH PHỐ; CHO PHÉP TỔ CHỨC BẦU CỬ CHUNG VỚI CÁC ĐƠN VỊ HÀNH CHÍNH KHÁC THUỘC QUẬN DALLAS VÀ QUẬN KAUFMAN; ỦY QUYỀN CHO QUẢN LÝ THÀNH PHỐ KÝ KẾT HỢP ĐỒNG DỊCH VỤ BẦU CỬ VỚI QUẬN DALLAS VÀ QUẬN KAUFMAN; QUY ĐỊNH NGÀY BẦU CỬ VÒNG HAI; VÀ QUY ĐỊNH NGÀY CÓ HIỆU LỰC.

RES - Order Gen Elec May 2026 (ENG)
RES - Order Gen Elec May 2026 (SPN)
RES - Order Gen Elec May 2026 (VIET)

45. **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, 6) announcements involving an imminent threat to public health and safety.
46. **Discuss future agenda items.**
47. **Adjourn**

CERTIFICATE

I certify that the above Notice of the rescheduled Joint Meeting for February 2, 2026 was posted on the bulletin board at City Hall of the City of Seagoville, Texas on Tuesday, January 27, 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, February 9, 2026
- Monday, February 23, 2026