City of Seagoville
Meeting Agenda
City Council

City Hall
702 N. Hwy 175
Seagoville, Texas 75159

Monday, September 28, 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 551.071 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 Projects:**
   Discuss a Resolution approving the economic development project between the Seagoville Economic Development Corporation and T. Bennett Enterprises, LLC, a Texas limited liability company, as reflected in the terms and conditions of an economic development performance agreement between the parties.
3. **Discuss and receive a presentation regarding the current Sign Ordinance.**
4. **Discuss and receive a presentation regarding the zoning district along Bruce Way.**
5. **Discuss Regular Session agenda items.**
6. **Adjourn**

REGULAR SESSION - 7:00 PM

7. **Call to Order**
8. **Invocation and Pledge of Allegiance**
9. **Mayor's Report**
10. **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

11. **Consider approving the City Council meeting minutes: September 10, 2026 and September 14, 2026.**
    2026-09-10 MIN CC

2026-09-14 MIN CC

12. **Consider approving the City Council and SEDC joint meeting minutes: September 11, 2026 and September 15, 2026.**
    2026-09-11 MIN CC SEDC
    2026-09-15 MIN CC SEDC
13. **Consider a Resolution approving a First amendment to the economic development performance agreement between the Seagoville Economic Development Corporation and Paleteria Daisy, LLC, a Texas limited liability company, previously approved by Resolution No. 2026-69, to authorize an alternative signage design without change to the amount of the façade grant; authorizing the SEDC Executive Director to take such further action and sign such documents as necessary for said amendment.**
    RES - SEDC Paleteria Daisy LLC (1st Amendment)
    First Amendment Agreement
    Side Sign
    Front Sign
14. **Consider a Resolution ratifying and authorizing design and installation of traffic calming devices in the 533 and 512 blocks of Highland Drive.**
    RES - Highland Drive
    Quote

Public Hearing

15. **Conduct a public hearing and consider an Ordinance amending the comprehensive zoning ordinance and map by granting a change in zoning for an approximately 2.98 acre tract of land commonly known as 610 West Simonds Road, Seagoville, Dallas County, Texas from R-2 Single Family Dwelling District and Light Manufacturing District to Light Manufacturing District; and providing a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offense.**
    ORD - 610 W Simonds Rd
    Exhibit A - Survey
    Aerial
    Zoning Map
    Zoning Application - Redacted

Regular Agenda

16. **SECOND READING: Discuss and consider a Resolution approving the economic development project between the Seagoville Economic Development Corporation and T. Bennett Enterprises, LLC, a Texas limited liability company, as reflected in the terms and conditions of an economic development performance agreement between the parties.**
    RES - SEDC T.Bennet Enterprises, LLC
    Incentive Agreement
    Facade Sign
17. **Discuss and receive a presentation regarding a municipal complex development project.**
18. **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.
19. **Discuss future agenda items.**
20. **Adjourn**

CERTIFICATE

I certify that the above Notice of Meeting for Monday, September 28, 2026 was posted on the bulletin board at City Hall of the City of Seagoville, Texas on Tuesday, September 22, 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, October 19, 2026
- Monday, November 9, 2026
- Monday, December 14, 2026