

CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 21-2018

AN ORDINANCE OF THE CITY OF SEAGOVILLE, DALLAS AND KAUFMAN COUNTIES, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM R-5 (RESIDENTIAL-5 SINGLE FAMILY) TO LR (LOCAL RETAIL) ON THREE (3) TRACTS OF LAND BEING A COMBINED TOTAL OF APPROXIMATELY 0.7-ACRES OF REAL PROPERTY DESCRIBED AS LOT 8, LOT 9 AND LOT 9A, BLOCK B, OF SHADY GROVE ESTATES 3RD INST. ADDITION, COMMONLY REFERRED TO AS 208, 210 AND 212 AVENUE B, SEAGOVILLE, DALLAS COUNTY, TEXAS, AS DESCRIBED AND DEPICTED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE REPEALING OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Seagoville and the City Council of the City of Seagoville, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given requisite notices by publication and otherwise, and have held due public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Seagoville is of the opinion and finds that a zoning change should be granted, and that the Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1: That the Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, is heretofore amended, be and the same is hereby amended by granting a change in zoning from R-5 (Residential Single Family-5) to LR (Local Retail) on three (3) tracts of land being a combined total of approximately 0.7-acres of real property described as Lot 8, Lot 9 and Lot 9A, Block B, of Shady Grove Estates 3rd Inst. Addition, commonly referred to as 208, 210 and 212 Avenue B, Seagoville, Dallas County, Texas, as described and depicted in Exhibit "A," which is attached hereto and incorporated herein.

SECTION 2: That the land shall be used only for the purposes set out in accordance with the City of Seagoville's Zoning Ordinance and all other ordinances, codes, and policies of the City of Seagoville, as amended.

SECTION 3: That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance, as amended, be hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 5: That any person, firm, or corporation violating, disobeying, neglecting, refusing to comply with, or resisting the enforcement of any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty of two thousand dollars (\$2,000.00) for each offense as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended. Each and every day such a violation continues or is allowed to exist shall constitute a separate offense.

SECTION 6: That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Seagoville, Texas this 15th day of October, 2018.

APPROVED:



Dennis, K. Childress, Mayor

ATTEST:



Kandi Jackson, City Secretary

APPROVED AS TO FORM:



Alexis G. Allen, City Attorney

(/cdb 07/30/2018)

Exhibit A

Tract I – Being Lot 8, Block B, of Shady Grove Estates Third Installment, an Addition to the City of Seagoville, Dallas County, Texas, and according to the map or plat thereof recorded in Volume 12 on Page 235 of the Plat Records of Dallas County, Texas, and commonly known as 208 Avenue B, Seagoville, Dallas County, Texas.

Tract II - Being Lot 9, Block B, of Shady Grove Estates Third Installment, an Addition to the City of Seagoville, Dallas County, Texas, and according to the map or plat thereof recorded in Volume 12 on Page 235 of the Plat Records of Dallas County, Texas, and commonly known as 210 Avenue B, Seagoville, Dallas County, Texas.

Tract III – Being Lot 9-A, described by metes and bounds as beginning at the NW corner of Lot 9, Block B Shady Grove Estates Addition, 3rd Inst. according to the plat in Volume 12 on Page 235 of the Plat Records of Dallas County, Texas; thence 174 feet in a southeasterly direction along the southwest ROW of U.S. Highway 175 to a point in the NW line of the D. S. Sullivan Tract; thence 57.5 feet, more or less, in a southwesterly direction to the east or SE corner of the hereinabove mentioned Lot 9 for a corner; thence 165 feet, more or less, along the NE line of said Lot 9 to the Point of Beginning, and being more commonly known as 212 Avenue B, Seagoville, Dallas County, Texas.

