

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 31-2018

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS AMENDED, BY CHANGING THE ZONING FROM "PD-R-5" PLANNED DEVELOPMENT - RESIDENTIAL-5 TO "PD- R-5-SUP" PLANNED DEVELOPMENT - RESIDENTIAL-5 WITH A SPECIAL USE PERMIT, WHICH SHALL EXPIRE ON DECEMBER 29, 2018, WITH NO MORE THAN TWO (2) THREE (3) MONTH EXTENSIONS, TO ALLOW FOR A TEMPORARY BATCH PLANT, ON LOTS 1 THROUGH 5, BLOCK E, OF THE HIGHLAND MEADOWS PHASE III SUBDIVISION LOCATED ON THE NORTH SIDE OF LASATER ROAD BETWEEN STARK ROAD AND SHANNON LOOP, IN THE CITY OF SEAGOVILLE, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR AN APPROVED SITE PLAN WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING 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 the requisite notices by publication and otherwise, and have held due 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, as amended, be, and the same are amended by changing the zoning from "PD-R- 5" Planned Development - Residential-5 to "PD-R-5-SUP" Planned Development - Residential-5 with a Special Use Permit, which shall expire on December 29, 2018, with no more than two (2) three (3) month extensions, to allow for a Temporary Batch Plant, on

Lots 1 through 5, Block E, of the Highland Meadows Phase III Subdivision located on the north side of Lasater Road between Stark Road and Shannon Loop, in the City of Seagoville, Texas.

SECTION 2. The property shall be developed and used in accordance with the development standards under the Seagoville Zoning Ordinance, ordinances of the City of Seagoville, and the following special conditions:

- (A) that the special use permit for the temporary batch plant shall be limited to the Highland Meadows, Phase III, Block E, Lots 1 through 5 only;
- (B) that the special use permit for the temporary batch plan shall expire on December 29, 2018;
- (C) that the hours of operation shall be from 7:00 am. to 6:00 p.m., Monday through Friday, and from 7:00 a.m. to 5:00 p.m. on Saturday;
- (D) that the property shall be developed in accordance with the approved site plan, which is attached hereto as conditions to the use granted herein;
- (E) that the temporary permit may be extended by the City Manager for two (2) additional periods not exceeding three (3) months each.

SECTION 3. That the Site Plan attached hereto as Exhibit "A", and made a part hereof for all purposes, is hereby approved.

SECTION 4. That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended, and as amended herein, and that the development of the property herein shall be in accordance with building regulations, zoning ordinances, and any applicable ordinances except as may be specifically altered or amended herein.

SECTION 5. That all provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

DULY PASSED by the City Council of the City of Seagoville, Texas, on the 17th day of December 2018.

APPROVED:



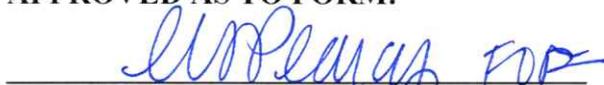
DENNIS K. CHILDRESS, MAYOR

ATTEST:



KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:



ALEXIS G. ALLEN, CITY ATTORNEY
(/cdb)



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°55'40" E	14.13'
2.	S 00°04'20" E	14.16'
3.	U 00°08'10" W	14.14'
4.	S 89°51'50" W	14.14'
5.	S 20°52'01" W	15.76'
6.	N 70°43'28" E	15.85'
7.	S 64°08'25" E	15.81'
8.	N 12°41'20" E	16.95'
9.	S 77°41'20" E	23.01'
10.	S 03°04'58" W	27.68'
11.	S 89°58'05" E	14.09'
12.	N 89°42'00" W	14.14'
13.	S 00°18'58" W	14.14'
14.	N 60°04'55" E	14.20'
15.	S 85°30'06" E	12.95'
16.	N 04°51'56" E	15.34'
17.	N 89°51'50" E	14.14'
18.	N 16°56'33" E	16.99'
19.	N 15°57'22" W	18.15'
20.	N 44°51'50" E	9.95'
21.	N 44°51'50" E	6.51'
22.	N 44°51'50" E	11.49'
23.	S 01°16'11" W	14.06'
24.	S 89°43'45" E	14.22'
25.	N 89°38'27" W	14.14'
26.	S 00°37'25" W	14.14'
27.	N 89°32'00" W	21.82'
28.	S 00°37'25" W	14.14'
29.	N 89°32'00" W	14.14'
30.	N 89°32'00" W	14.14'
31.	N 89°32'00" W	14.14'
32.	S 89°32'00" W	14.22'
33.	N 89°32'00" W	21.80'
34.	S 12°11'26" W	15.00'
35.	N 89°18'51" W	15.00'
36.	N 45°18'51" W	8.72'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	25°18'51"	375.50'	143.18'	73.08'	142.61'	132°28'55" W
2.	00°33'08"	325.50'	3.14'	1.57'	3.14'	89°33'05" W
3.	25°51'39"	328.00'	112.84'	31.40'	111.88'	55°47'40" W
4.	135°59'32"	50.00'	101.07'	79.74'	84.72'	112°47'40" E
5.	142°07'12"	50.00'	124.02'	145.71'	94.58'	58°53'05" E
6.	41°10'19"	225.00'	161.68'	84.51'	158.23'	102°46'05" W
7.	36°53'07"	206.00'	135.14'	70.80'	102°58'15" W	
8.	02°43'22"	708.00'	9.00'	4.76'	9.00'	88°24'28" W
9.	30°50'11"	199.50'	107.37'	55.02'	106.08'	56°03'31" E
10.	131°14'36"	50.00'	190.64'	131.09'	93.43'	87°42'53" E
11.	62°07'37"	99.00'	259.94'	---	91.40'	128°07'38" E
12.	68°31'04"	50.00'	254.37'	---	58.29'	89°48'04" E
13.	33°50'02"	2029.50'	138.40'	69.24'	138.44'	86°18'04" E
14.	161°27'45"	50.00'	140.30'	---	98.69'	101°42'51" E
15.	63°44'23"	50.00'	142.81'	---	98.39'	100°15'20" E
16.	139°49'00"	50.00'	135.47'	---	68.45'	100°51'25" E
17.	159°10'49"	50.00'	138.51'	---	69.35'	109°22'30" W

- NOTES
- Bearings are referenced to Highways Phase I as depicted on the Plat Records of Dallas County, Texas.
 - All lot lines are radii or perpendicular to the street unless otherwise noted by bearing.
 - If any line ends with "center line" or "edge of roadway" or "boundary corner, 1000' corners, points of curvature, points of tangency, and edge points in public right-of-way unless otherwise noted.
 - C.M. - Controlling Monument
I.P.F. - Iron Rod Found
H.O.A. - Homeowners Association
I.E. - Utility Easement
E.L. - Easement Line
D.E. - Driveway Easement
S.E.E. - Boundary Line Easement
S.E. - Street Name Change
 - Open spaces, drainage areas, wetlands, sewer easements to be maintained by the HOA/POA.

CONSTRUCTION PLAT
HIGHLAND MEADOWS PHASE III
PART OF THE
J.A. HALFORD SURVEY, ABSTRACT NO. 570
IN THE
CITY OF SEAGOVILLE
DALLAS COUNTY, TEXAS
OWNER
D.R. HORTON, LTD.
4300 W. LITIZA RD. SUITE A
IRVING, TEXAS 75038
314 507-2444
PREPARED BY
CORWIN ENGINEERING, INC.
400 W. BELMONT, SUITE 111
ALFVN, TEXAS 75015
972-396-1920
JANUARY 2018 SCALE 1"=50'

TOTAL LOTS 267
TOTAL ACRES 78.130