

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 20-2019

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF CITY OF SEAGOVILLE, AS AMENDED, BY GRANTING A SPECIAL USE PERMIT ("SUP") SUBJECT TO SPECIFIED CONDITIONS AUTHORIZING A RESIDENTIAL DWELLING AND A RELIGIOUS INSTITUTION ON PROPERTY ZONED "LM", LIGHT MANUFACTURING, BEING APPROXIMATELY 12.4± ACRES OF REAL PROPERTY COMMONLY REFERRED TO AS 112 WEST FARMERS ROAD, IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING LEGALLY DESCRIBED AS LOT 1 OF SANG B. HAN ADDITION; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A"; 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 property located at 112 West Farmers Road, which is zoned Light Manufacturing, has been used as a single family residence and a religious temple for a number of years; and,

WHEREAS, the current owner desires to bring the property in compliance with all applicable City codes and has submitted an application for a Special Use Permit to permit both the residential and religious temple use; and

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 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 with certain conditions, and that the Comprehensive Zoning Ordinance and Map should be accordingly 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, be and the same is hereby amended by granting a Special Use Permit authorizing a residential dwelling and a religious institution on property zoned "LM", Light Manufacturing, being approximately 12.4± acres of real property commonly referred to as 112 West Farmers Road, in the City of Seagoville, Dallas County, Texas, and being legally described as Lot 1 of Sang B. Han Addition, subject to the following conditions:

- A. That any additional uses not currently depicted on the approved concept plan, which is attached hereto and incorporated herein as Exhibit A, shall require review and approval by the Planning and Zoning Commission and the City Council.
- B. That the expansion of parking for any use depicted in the approved concept plan shall require upgrading the existing driveway and parking area to all concrete and all fire lane requirements shall be met.
- C. That the existing barn which is and/or has been utilized as a living quarters has been deemed sub-standard and shall be required to be demolished prior to the issuance of any other permits being obtained for this site.
- D. That the SUP is granted to Oneness Meditation Temple only and in the event there is a change of ownership, a new SUP shall be required.

SECTION 2: That the concept plan, which is attached hereto and incorporated herein as Exhibit "A", is hereby approved.

SECTION 3. That the property described 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 4: 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 5: 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 6: 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 7: 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 6th day of May, 2019.

APPROVED:



DENNIS, K. CHILDRESS, MAYOR

ATTEST:



KANDI JACKSON, CITY SECRETARY



APPROVED AS TO FORM:



VICTORIA THOMAS, CITY ATTORNEY

(/cdb 04/27/2019)

EXHIBIT "A"

