

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 25-2019

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, AS AMENDED, BY GRANTING A CHANGE IN ZONING FROM R-4, RESIDENTIAL SINGLE FAMILY-4, TO R-5, RESIDENTIAL SINGLE FAMILY-5, ON APPROXIMATELY 0.5± ACRES OF THE REAL PROPERTY DESCRIBED AS TRACT 18 OF JOHN DENTON ABSTRACT 426, PAGE 085, COMMONLY REFERRED TO AS 106 WEST FARMERS ROAD IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING LEGALLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; 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, as heretofore amended, be and the same is hereby amended by granting a change in the zoning from R-4, Residential Single Family-4, TO R-5, Residential Single Family-5, on approximately 0.5± acres of real property described as Tract 18 of John Denton Abstract 426, Page 085, commonly referred to as 106 West Farmers Road in the City of Seagoville, Dallas County, Texas, and being legally described by metes and bounds 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 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 19th day of August, 2019.

APPROVED:



Dennis, K. Childress, Mayor

ATTEST:


Kandi Jackson, City Secretary

APPROVED AS TO FORM:

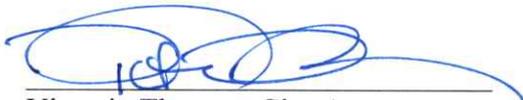

Victoria Thomas, City Attorney
(TM 110133 08/05/2019)

EXHIBIT "A"

Being situated in the Town of Seagoville, Dallas County, Texas, and being a part of the JOHN DENTON SURVEY, ABSTRACT NO. 426, and part of a 14.42 acre tract conveyed to J. T. Doss by W. T. Finley, et al, by Deed recorded in Volume 210, Page 583, Deed Records, Dallas County, Texas, said tract herein conveyed being the Southernmost portion of that certain 1.69 acre tract deeded to Tom Doss by Deed dated August 15, 1946, fronting on Farmers Road, and being 100.40 feet by 241.40 feet by 100.40 feet by 241.40 feet, and containing 0.556 acre, and described as follows:

BEGINNING at the most Easterly corner of said 1.69 acre tract as described in Volume 2968, Page 384 of the Deed Records of Dallas County, Texas, said point also being the most Southerly corner of called Tract I as described in that certain Deed dated September 23, 1970, executed by Stanley Hopkins, et ux, to Ancil R. Stone, and wife, Martha E. Stone, recorded in Volume 70191 Page 1045 Deed Records, Dallas County, Texas;
THENCE South 44 deg. 17 min. West along the Northwest line of Farmers Road, 100.40 feet to a point for corner, the most Southerly corner of said 1.69 acre tract;
THENCE North 45 deg. 19 min. West along the Northwest line of said 1.69 acre tract, 241.40 feet to point for corner;
THENCE North 44 deg. 17 min. East, 100.40 feet to point, the most Westerly corner of the above referenced Tract 1;
THENCE South 45 deg. 19 min. East, 241.40 feet to the PLACE OF BEGINNING.