

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 34-2019

AN ORDINANCE OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM PLANNED DEVELOPMENT-APARTMENTS (PD-A) AND PLANNED DEVELOPMENT-LOCAL RETAIL (PD-LR) TO PLANNED DEVELOPMENT-COMMERCIAL (PD-19-03) FOR APPROXIMATELY 5.6± ACRES OF LAND DESCRIBED AS LOT 2 BLOCK 1 SEAGOVILLE PLACE ADDITION, COMMONLY KNOWN AS 2110 NORTH HIGHWAY 175, AND LOT 1 BLOCK 1 SEAGOVILLE PLACE RE-PLAT, COMMONLY KNOWN AS 2108 NORTH HIGHWAY 175, SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL OF THE SITE PLAN, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT “B”; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING 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 Seagoville Economic Development Corporation (“SEDC”) purchased property located at 2108 and 2110 North Highway 175 in the City of Seagoville (the “Property”) for use as an economic development incentive; and

WHEREAS, the Property currently holds Planned Development zonings for mixed uses; and

WHEREAS, to create more market opportunities with regard to the Property, the SEDC has requested a change in the zoning for the Property to Planned Development for Commercial uses (Zoning Application No. Z2019-26 (PD 19-03)); and

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Seagoville, Texas, in compliance with the laws of the State of Texas, and pursuant to the Comprehensive Zoning Ordinance of the City of Seagoville, have given requisite notices by publication and otherwise, and after holding due hearings and affording 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, the said governing body is of the opinion that Zoning Application No. Z2019-26 (PD 19-03) should be approved, and in the exercise of legislative discretion have concluded 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. The Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, duly passed by the governing body of the City of Seagoville, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from Planned Development-Apartments (PD-A) and Planned Development-Local Retail (PD-LR) to Planned Development-Commercial (PD-19-03) for approximately 5.6± acres of land described as Lot 2 Block 1 Seagoville Place Addition, commonly referred to as 2110 North Highway 175, and Lot 1 Block 1 Seagoville Place Re-Plat, commonly known as 2108 North Highway 175, Seagoville, Dallas County, Texas, and being legally described and depicted in Exhibit "A", attached hereto and incorporated herein.

SECTION 2. The Property shall be developed and used in accordance with the City of Seagoville Zoning Ordinance and Construction Standards, except as amended herein.

SECTION 3. The Property shall be developed and used only in accordance with the site plan attached as Exhibit "B" and incorporated herein for all purposes, and which is hereby approved.

SECTION 4. The 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.

SECTION 5. 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. 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. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 8. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. 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 the 4th day of November 2019.

APPROVED:



DENNIS K. CHILDRESS, MAYOR

ATTEST:



KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:

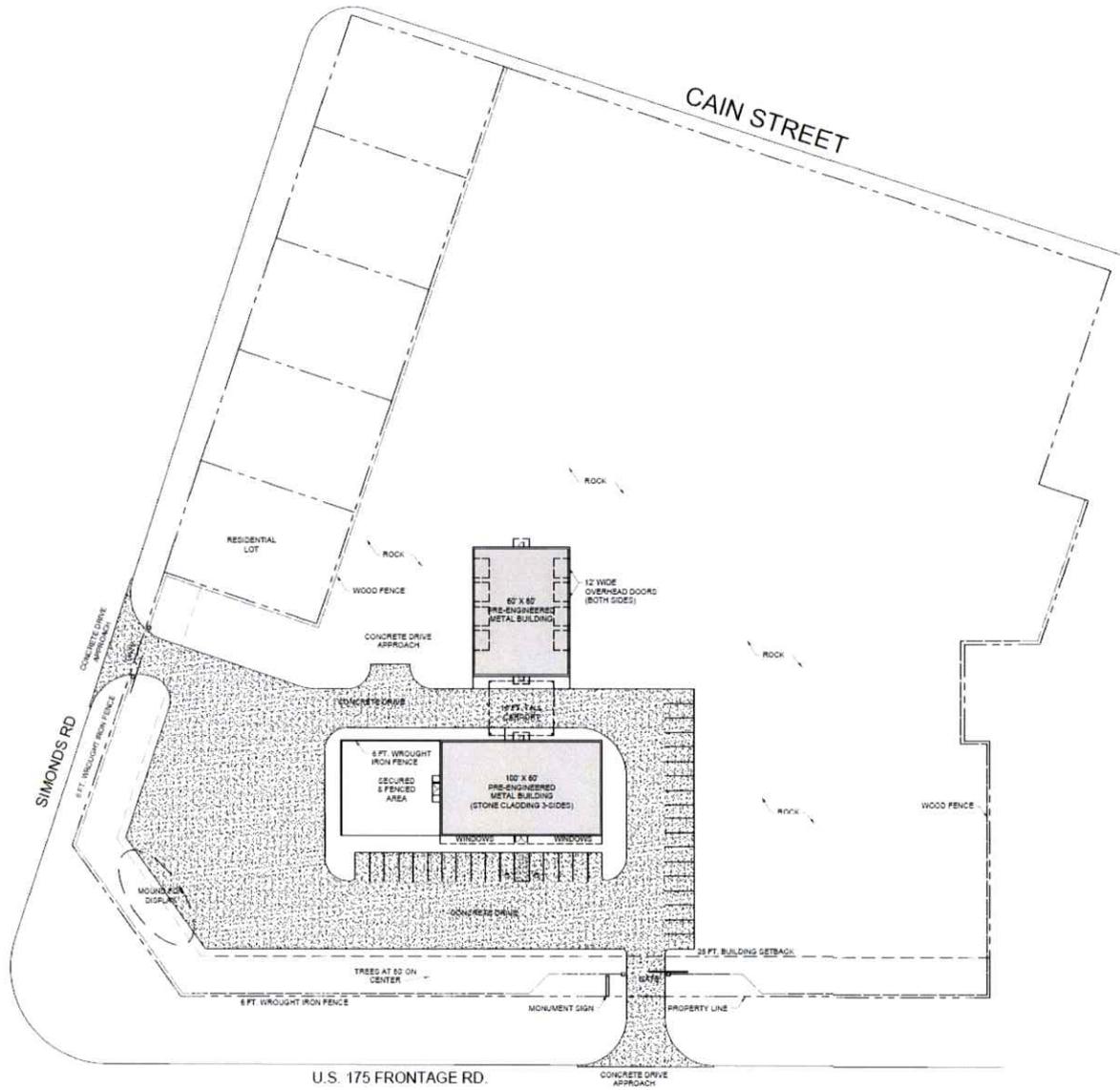


VICTORIA THOMAS, CITY ATTORNEY

(/edb 10/29/2019 TM 111891 103119)



EXHIBIT "B"
SITE PLAN



01 SITE PLAN
SCALE: 1/32" = 1'-0"
NORTH

ARCHITECTURE
PLANNING
INTERIOR DESIGN



RJ TRAILORS
SHOWROOM AND REPAIR SHOP
SEAGOVILLE, TEXAS

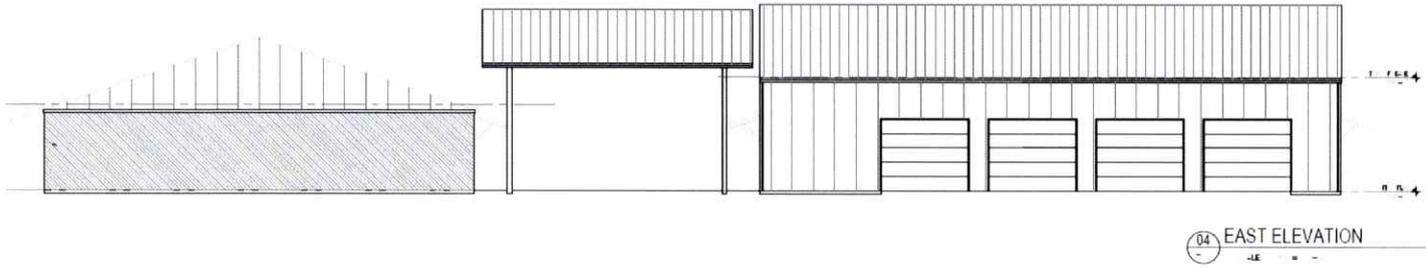
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09-24-19
ISSUE: SD

REVISION:
09-23-19

SHEET TITLE:

A1

**EXHIBIT "B"
SITE PLAN**

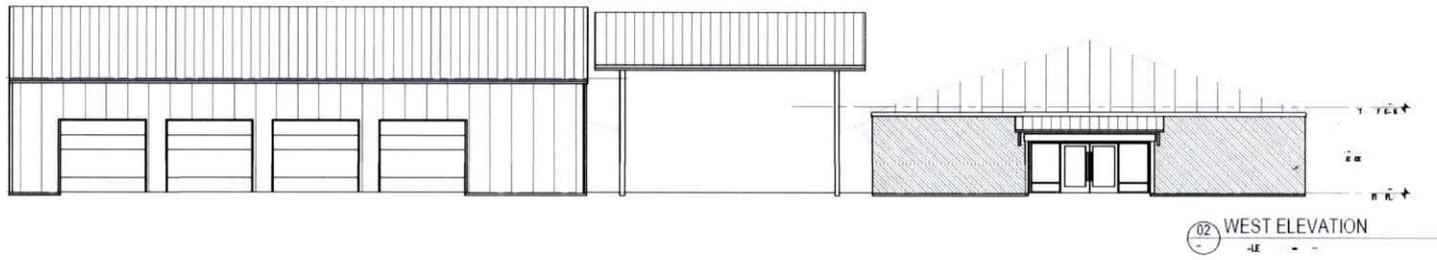


04 EAST ELEVATION

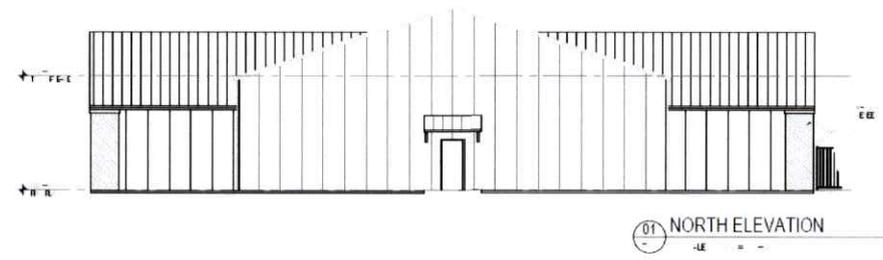
Exhibit 5d



03 SOUTH ELEVATION



02 WEST ELEVATION



01 NORTH ELEVATION

ARCHITECTURE
PLANNING
INTERIOR DESIGN
100 WEST HANCOCK MILL ROAD, ARLINGTON, TEXAS 76012
817.801.7200
WWW.GHILA.COM



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SHOWROOM AND REPAIR SHOP
SEAGOVILLE, TEXAS

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