

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 12-2020

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 AG, AGRICULTURE, TO R-5, RESIDENTIAL SINGLE FAMILY-5, ON APPROXIMATELY 0.2346± ACRES OF THE REAL PROPERTY DESCRIBED AS TRACT 98 OF JOHN D MERCHANT ABSTRACT 850, COMMONLY REFERRED TO AS 417 NORTH WATSON STREET 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 AG, Agriculture, to R-5, Residential Single Family-5, on approximately 0.2346± acres of the real property described as Tract 98 of John D Merchant Abstract 850, commonly referred to as 417 North Watson Street 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 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.

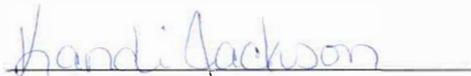
DULY PASSED by the City Council of the City of Seagoville, Texas this 18th day of May, 2020.

APPROVED:



Dennis, K. Childress, Mayor

ATTEST:


Kandi Jackson, City Secretary

APPROVED AS TO FORM:

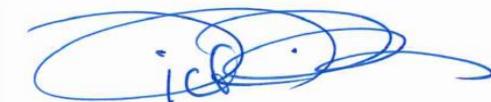

Victoria Thomas, City Attorney
(/cdb 05/06/2020)

EXHIBIT "A"

COUNTY OF DALLAS;
STATE OF TEXAS;

WHEREAS, Billy F. Purifoy and Terri Jane Lynch are the owners of a tract or parcel of land situated in the J.D. Merchant Survey, Abstract No. 850 in the City of Seagoville, Dallas County, Texas, in deed recorded in Inst. No. 200600032956, O.P.R.D.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod found at the East corner of said Lynch tract and being in the Southwesterly right-of-way line of N. Watson Street (a variable width right-of-way); from which a found 1/2" iron rod with orange cap stamped "3941" bears South 45 degrees 34 minutes 02 seconds West, a distance of 7.40 feet said corner being at the North corner of Lot 3, Block A of Flores Addition an addition to the City of Seagoville as recorded in Inst. No. 201900168105, O.P.R.D.C.T.;

THENCE South 45 degrees 34 minutes 02 seconds West, with the Southeasterly line of said Lynch tract and the Northwesterly line of said Lot 3 of Flores Addition a distance of 125.13 feet to a found 5/8" iron rod at the South corner of said Lynch tract and being at the East corner of a tract of land conveyed to Albert Vardanyan recorded in Inst. No. 201400064304, O.P.R.D.C.T.;

THENCE North 45 degrees 43 minutes 02 seconds West, with the Southwesterly line of said Lynch tract and the Northeasterly line of said Vardanyan tract of 85.76 feet to a found 1/2" iron rod at the West corner of said Lynch tract and being at the North corner of said Vardanyan tract and in the Southeasterly right-of-way line of N. Watson Street;

THENCE North 45 degrees 55 minutes 11 seconds East, with the Northwesterly line of said Lynch tract and a Southerly right-of-way line of N. Watson Street a distance of 114.24 feet to a set magnail at the North corner of said Lynch tract and lying in the asphalt pavement turn of N. Watson Street;

THENCE South 53 degrees 00 minutes 10 seconds East, with the Northeasterly line of said Lynch tract and the Southwesterly right-of-way line of N. Watson Street a distance of 86.00 feet to the **POINT OF BEGINNING** containing 10,218 square feet or 0.2346 acres of land.