

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 18-2020

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 TO R-5, RESIDENTIAL SINGLE FAMILY-5, TO C, COMMERCIAL, ON AN APPROXIMATELY 0.040± ACRE TRACT IN THE HENRY D BOHANNAN SURVEY ABSTRACT 178, COMMONLY REFERRED AND BEING A PART OF 210 NORTH KAUFMAN 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, is heretofore amended, be and the same is hereby amended by granting a change in the zoning from R-5, Residential Single Family-5, to C, Commercial, on an approximately 0.040± acre tract in the Henry D Bohannon Survey Abstract 178, commonly referred and being a part of 210 North Kaufman 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 2nd day of November, 2020.

APPROVED:



Dennis, K. Childress, Mayor

ATTEST:



Kandi Jackson, City Secretary

APPROVED AS TO FORM:



Victoria Thomas, City Attorney

(/cdb 10/26/2020)



EXHIBIT "A"

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in the City of Seagoville, Dallas County, Texas, being part of the H.D. Bohannon Survey, Abstract No. 178, also being part of an alley lying northeast of a 0.297 acre tract of land (a.k.a. 210 N. Kaufman Street) as conveyed to Julio and Matilda Torres as recorded under Clerk's File No: 20070434155 of Dallas County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner at the northernmost corner of said 0.297 acre tract;
THENCE N 39°44'50" E along and leaving a fence, a distance of 30.02 feet to a 1/2 inch iron rod set for a corner;
THENCE S 48°01'51" E a distance of 56.35 feet to a 1/2 inch iron rod set for a corner;
THENCE S 31°22'17" W a distance 30.52 feet to a 1/2 inch iron rod found for a corner at the easternmost corner of said 0.297 acre tract;
THENCE N 48°01'51" W along the northeast line of said 0.297 acre tract, a distance of 60.80 feet returning to Point of Beginning and containing 0.040 acre of land.