

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 19-2020

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 LIGHT MANUFACTURING (LM) TO PLANNED DEVELOPMENT WITH MIX USES FOR MULTI-FAMILY RESIDENTIAL, OFFICE, LOCAL RETAIL AND COMMERCIAL (PD-20-03) WITH STATED PERMITTED AND PROHIBITED USES THEREIN FOR APPROXIMATELY 22.17± ACRES LOCATED IN THE JOHN D MERCHANT ABSTRACT 850, COMMONLY KNOWN AS 108 SOUTH HIGHWAY 175, IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF 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 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. Z2020-14 (PD 20-03) should be approved, and in the exercise of legislative discretion have concluded 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, 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 Light Manufacturing (LM) to Planned Development with mixed uses for Multi-Family

Residential, Office, Local Retail and Commercial with stated permitted and prohibited uses as stated herein (PD-20-03) for approximately 22.17± acres located in the John D Merchant Abstract 850, commonly known as 108 South Highway 175, in the City of Seagoville, Dallas County, Texas, and being legally described and depicted in Exhibit "A", attached hereto and incorporated herein.

SECTION 2. 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 further amended herein below as follows:

Lot 1 (approx. 8.5 acres) - Permitted Uses:

- Animal Shelter or Clinic
- Auto Part Retail Sales
- Business School
- Car Wash
- Commercial Amusement (inside)
- Convenience Store
- Dry Cleaners or Laundry Service
- Furniture Store
- General Merchandise or Food Store
- Household Equipment and Appliance Store
- Nursery, Garden, and Plant Store
- Restaurant (with or without drive through)

Lot 2 (approx.. 13.0 acres) - Permitted Uses:

- Apartment Buildings
- Townhome Buildings
- Accessory Uses: Clubhouse with amenities
- Walking Trail System

Lot 2A (approx. 0.6 acres) - Permitted Uses:

- Stormwater facilities
- Drainage facilities

Any use not listed above as a Permitted Use is a prohibited use.

SECTION 3. The property shall be developed in accordance with the City of Seagoville Zoning Ordinance and Construction Standards, except as amended herein, and the following development regulations:

- A. Development in accordance with the approved site plan
- B. Apartment Buildings not to exceed Twelve (12) including Townhome Buildings
- C. Apartment Dwelling Units - minimum of 650SF and maximum of 1,700 SF

- D. Townhomes and Townhome clusters - up to six (6) dwelling units per building
- E. Accessory Uses - Multi-use Clubhouse Building (for tenant use only)
- F. Clubhouse Building -Limited Hours Laundry Facility
- G. Clubhouse Building - Limited Hours swimming pool 6 feet and under
- H. Clubhouse Building - Limited Hours Exercise room
- I. Clubhouse Building will have limited hours of availability to tenants for Office and Business Center
- J. Signs must comply with City of Seagoville sign ordinances including height limits
- K. Number of Parking Lot spaces Uncovered to comply with City of Seagoville ordinances
- L. Number of Covered Parking Lot spaces not to exceed 80 spaces
- M. Walking Trail to be installed per approved plan submission to City of Seagoville
- N. Structure height on Lot 1 shall not exceed thirty (30') feet
- O. Structure height on Lot 2 shall not exceed forty-five (45') feet
- P. Parking shall be provided at a ratio of 1.5 spaces per multifamily unit
- Q. Five (5') foot sidewalk shall be constructed along East Malloy Bridge Road within a dedicated public sidewalk easement to be maintained by the City
- R. Five (5') foot sidewalk shall be constructed along the U.S. Highway 175 Frontage Road outside the Highway's right-of-way to be maintained by the development's owner
- S. All interior sidewalks to be at least three (3') foot wide and be built as each lot develops
- T. Construction of a twenty-four (24') foot wide concrete fire lane as each lot develops
- U. All screening walls to be masonry and at least six (6') feet tall

SECTION 4. The property shall be developed and used only in accordance with the site plan attached as Exhibit "B" and incorporated herein for all purposes, which is hereby approved.

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.

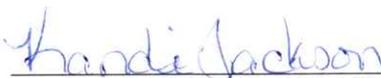
DULY PASSED by the City Council of the City of Seagoville, Texas, this the ___ day of November 2020.

APPROVED:



DENNIS K. CHILDRESS, MAYOR

ATTEST:



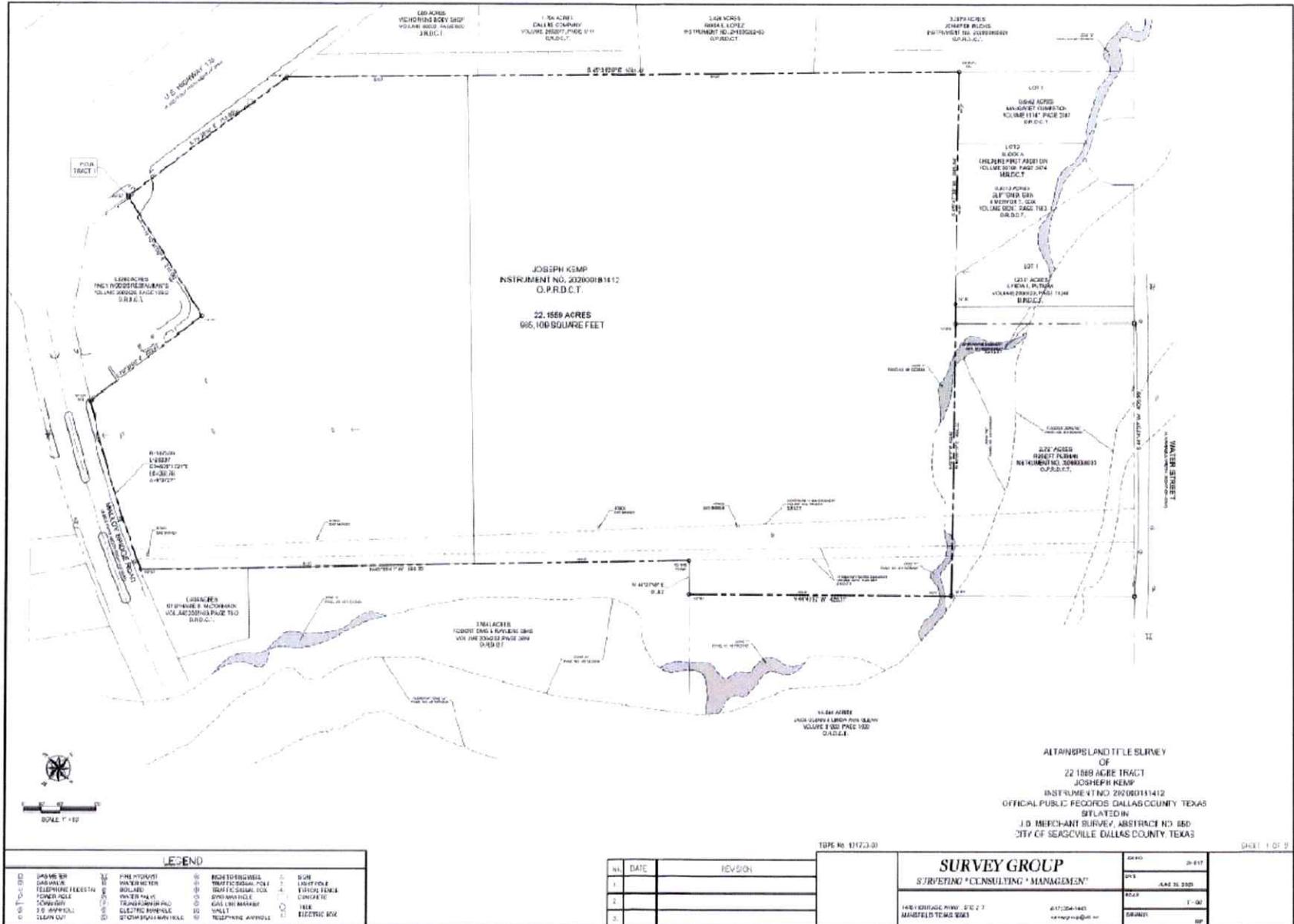
KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:



VICTORIA THOMAS, CITY ATTORNEY
(111020vwtTM119056)

EXHIBIT "A" PROPERTY



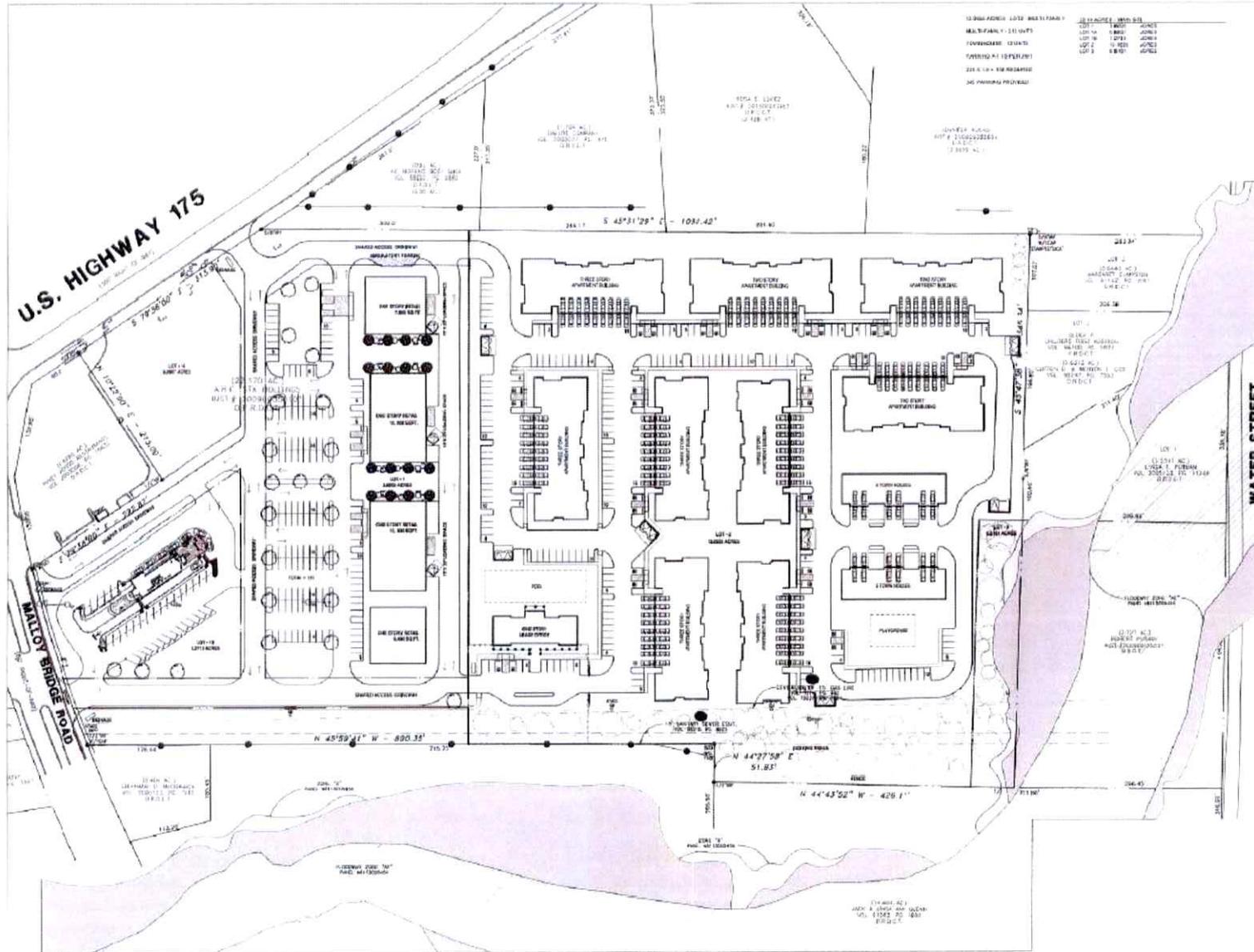
LEGEND			
1. DASHED LINE	2. FINE POINT	3. RIGHT-OF-WAY	4. SIGN
5. DASHED LINE	6. INTERSECTION	7. TRAFFIC SIGNAL	8. LIGHT POLE
9. TELEPHONE EASEMENT	10. BOUNDARY	11. TRAFFIC SIGNAL	12. TRUCK TRAIL
13. POWER POLE	14. WATER MAIN	15. SIDEWALK	16. CONCRETE
17. DRAINAGE	18. TRANSMISSION POLE	19. GAS (OR) GASBAY	20. FILL
21. 30' APPROX.	22. ELECTRIC POLE	23. WALL	24. ELECTRIC BOX
25. DRAIN CUT	26. TELEPHONE MAIN	27. TELEPHONE APPROX.	

NO.	DATE	REVISION
1.		
2.		
3.		

TOPIC NO. 01723-01

SURVEY GROUP SURVEYING *CONSULTING *MANAGEMENT*		DATE: 04-11-2020
1401 HERZOG HWY., STE. 217 MANFELDT TEXAS 75041		417-284-1403 www.surveygroup.com

EXHIBIT "B" SITE PLAN



12.00 ACRES - LOTS 1-10 (2.50 ACRES)	22.50 ACRES - LOTS 11-25 (2.50 ACRES)
MULTI-FAMILY - 120 UNITS	LOT 11 - 1.00 ACRES
CONDOMINIUM - 120 UNITS	LOT 12 - 1.00 ACRES
COVERED AT 10 PERCENT	LOT 13 - 1.00 ACRES
22.50 ACRES - 225 UNITS	LOT 14 - 1.00 ACRES
NO PARKING PROVIDED	LOT 15 - 1.00 ACRES

RGM
Architects, LLC
2001 W. LAMAR STREET, SUITE 200
DALLAS, TEXAS 75202
PHONE: 214.525.8222
WWW.RGMARCHITECTS.COM



NOT FOR REGULATORY APPROVAL
PERMITTING, OR CONSTRUCTION
DEAN COOK #1785
FEBRUARY 24, 2025

SEAGOVILLE MULTI-FAMILY
APARTMENT DEVELOPMENT
225 UNITS

SEAGOVILLE, TEXAS

NON PROJECT # 1925-02
DATE ISSUED
FEBRUARY 24, 2025

REVISIONS	
No.	DESCRIPTION

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
AS100

01 OVERALL SITE PLAN
SCALE: P.L.P.C.