

**THE CITY OF SEAGOVILLE, TEXAS**

**ORDINANCE NO. 01-2021**

**AN ORDINANCE OF THE CITY OF SEAGOVILLE, 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 PD-19-02 TO PD-19-02-A1 FOR APPROXIMATELY 20.351± ACRES OF LAND DESCRIBED AS TRACT 1 OF JEREMIAH H HALFORD ABSTRACT 570, BEING LOCATED APPROXIMATELY 150± FEET NORTHWEST OF THE INTERSECTION OF LASATER ROAD AND WYNEGATE DRIVE, SEAGOVILLE, DALLAS COUNTY, TEXAS, BY APPROVING AN AMENDED CONCEPT PLAN ATTACHED HERETO AS EXHIBIT “A”; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Ordinance No. 33-2019, , approved October 7, 2019, approved the Caldwell Farms Planned Development designated as PD-19-02 for a parcel of land being approximately 20.351± acres of land described as Tract 1 of Jeremiah H. Halford Abstract 570 and being located approximately 150± feet northwest of the intersection of Lasater Road and Wynnegate Drive in Seagoville, Dallas County, Texas and,

**WHEREAS**, Ordinance No. 33-2019 was thereafter amended by Ordinance 02-2020 to correct a scrivener’s error with regard to minimum area of each lot in the development; and

**WHEREAS**, following engineering, the property owner and developer have requested a zoning amendment to zone the property PD-19-02-A1 to approve an amended concept plan, attached hereto as Exhibit “A”; and

**WHEREAS**, following due 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 Planning and Zoning Commission recommended approval of the requested zoning amendment The City Council finds it to be in the public interest to grant amend the Comprehensive Zoning Ordinance and Map as requested.

**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 hereby is amended by granting a change in zoning from PD-19-02 to PD-19-02-A1 for approximately 20.351± acres of land described as Tract 1 of Jeremiah H. Halford Abstract 570 and being located approximately 150± feet northwest of the intersection of Lasater Road and Wynnegate Drive in Seagoville, Dallas County, Texas, all as described more fully in Exhibit A to

prior Ordinance 33-2019, to approve an amended concept plan, with all other provisions of Ordinance 33-2019, as amended by Ordinance 02-2020, to remain in effect.

**SECTION 2.** The property shall be developed and used in accordance with the City of Seagoville Zoning Ordinance and Construction Standards except as set forth in Ordinance 33-2019, as amended by Ordinance 02-2020 and as further amended herein, to wit: the concept plan attached as to Ordinance 33-2019 shall be replaced with the concept plan which is attached hereto and incorporated herein by reference as Exhibit "A", which concept plan is hereby approved.

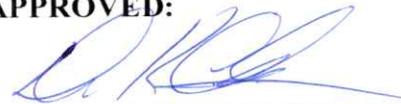
**SECTION 3.** All resolutions, policies, and provisions of the Code of Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** Should any word, phrase, paragraph, section or phrase of this ordinance or of the Code of Ordinances, as amended hereby, be 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 Code of Ordinances as a whole.

**SECTION 5.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

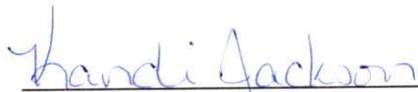
**PASSED AND ADOPTED** by the City Council for the City of Seagoville, Texas at a meeting on the 4<sup>th</sup> day of January, 2021, at which a quorum was present, and for which due notice was given.

**APPROVED:**



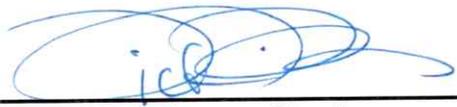
\_\_\_\_\_  
Dennis K. Childress, Mayor

**ATTEST:**



\_\_\_\_\_  
Kandi Jackson, City Secretary

**APPROVED AS TO FORM:**



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Victoria W. Thomas, City Attorney  
(122820vwtTM119857)



