

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 18-2022

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS PREVIOUSLY AMENDED, BY CHANGING THE ZONING FROM "LM" LIGHT MANUFACTURING TO "LM-SUP" LIGHT MANUFACTURING WITH A SPECIAL USE PERMIT TO ALLOW FOR OUTSIDE STORAGE, SUBJECT TO SPECIAL CONDITIONS ON APPROXIMATELY 4.182± ACRES BEING DESCRIBED AS LOT 5, BLOCK A OF THE MECHTECH SUBDIVISION, WITHIN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, COMMONLY KNOWN AS 316 W SIMONDS ROAD, SEAGOVILLE, DALLAS COUNTY TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR 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 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 the requisite notices by publication and otherwise, and have held due 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 previously amended, be, and the same are hereby amended by changing the zoning from "LM" Light Manufacturing to "LM-SUP" Light Manufacturing with a Special Use Permit to allow for outside storage, subject to special conditions on approximately 4.182± acres being described as Lot 5, Block A of the Mechtech Subdivision, within the Herman Heider Survey, Abstract No. 541, commonly known as 316 W Simonds Road, in the City of Seagoville, Dallas County, Texas.

SECTION 2. The property shall be developed and used in accordance with the development

standards under the Seagoville Zoning Ordinance, ordinances of the City of Seagoville, and the following special conditions:

- A. The Special Use Permit granted herein shall be for the storage of recyclable plastic bottles and plastic pellets and storage of any other items shall require notification to the Fire Department;
- B. Installation of additional landscaping as set forth in the City's landscape ordinance shall be required;
- C. The outside storage permitted herein shall not exceed eight (8') feet in height;
- D. The Special Use Permit granted herein shall expire on August 1, 2027; and
- E. Except as set forth in these special conditions, all use shall be in compliance with Light Manufacturing district regulations and any other applicable local ordinances.

SECTION 3. The above 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, and the development of the property herein shall be in accordance with building regulations, zoning ordinances, and any applicable ordinances except as may be specifically altered or amended herein.

SECTION 4. 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 5. 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 6. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance

shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

DULY PASSED by the City Council of the City of Seagoville, Texas, on the 1st day of August, 2022.

APPROVED:



DENNIS K. CHILDRESS, MAYOR

ATTEST:



KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:



VICTORIA THOMAS, CITY ATTORNEY

(/cdb 07.27.2022)

