

**AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS**

**ORDINANCE NO. 22-2022**

**AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS PREVIOUSLY AMENDED, BY CHANGING THE ZONING FROM "C" COMMERCIAL TO "C-SUP" COMMERCIAL WITH A SPECIAL USE PERMIT TO ALLOW FOR A DRIVE THROUGH SERVICE WINDOW, SUBJECT TO SPECIAL CONDITIONS ON APPROXIMATELY 2.00± ACRES DESCRIBED AS LOT 1R, BLOCK 1 OF THE NABORS ADDITION, COMMONLY KNOWN AS 2806 HIGHWAY 175, 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 "C" Commercial to "C-SUP" Commercial with a Special Use Permit to allow for a drive through service window, subject to special conditions on approximately 2.00± acres described as Lot 1R, Block 1 of the Nabors Addition, commonly known as 2806 Highway 175, 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 proposed drive through lanes must provide adequate vehicle stacking as required by City ordinance; and,
- B. An escape lane must be constructed in compliance with City ordinance; and
- C. That the Special Use Permit granted herein shall expire on October 3, 2024.

**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.

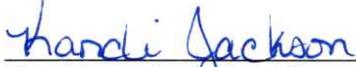
**DULY PASSED** by the City Council of the City of Seagoville, Texas, on the 3<sup>rd</sup> day of October 2022.

**APPROVED:**



**DENNIS K. CHILDRESS, MAYOR**

**ATTEST:**



**KANDI JACKSON, CITY SECRETARY**

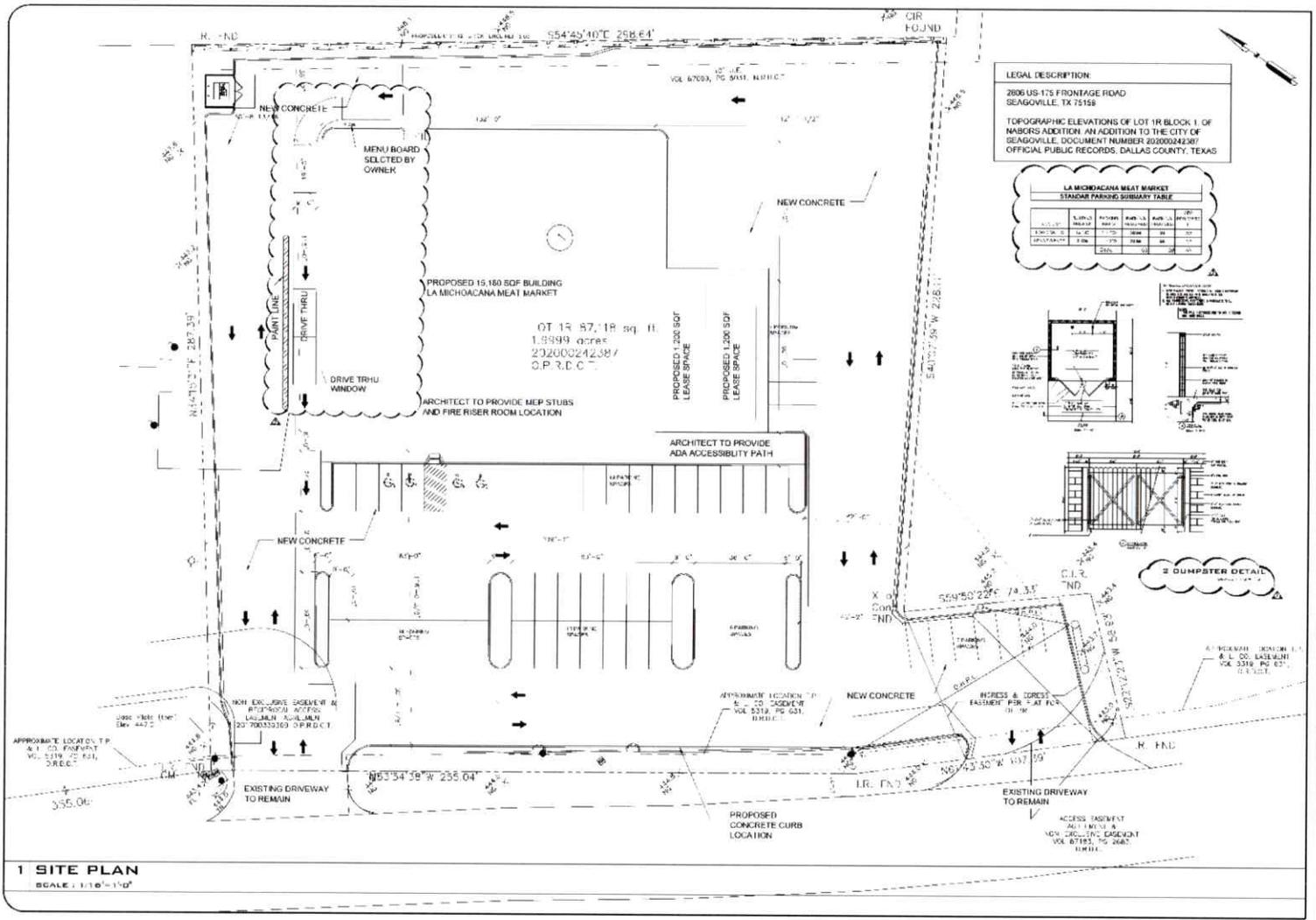
**APPROVED AS TO FORM:**



**VICTORIA THOMAS, CITY ATTORNEY**

(cdb 09.27.2022)

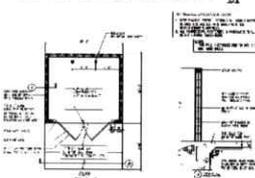




**LEGAL DESCRIPTION**  
 2806 US-175 FRONTAGE ROAD  
 SEAGOVILLE, TX 75158  
 TOPOGRAPHIC ELEVATIONS OF LOT 1R BLOCK 1 OF  
 HARBORS ADDITION, AN ADDITION TO THE CITY OF  
 SEAGOVILLE, DOCUMENT NUMBER 202000242387  
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**LA MICHIOACANA MEAT MARKET  
 STANDARD PARKING SUMMARY TABLE**

TYPE	NO. OF SPACES				
STANDARD	10	10	10	10	10
DISABLED	2	2	2	2	2
TOTAL	12	12	12	12	12



**1 SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**NADEL DESIGN**  
 ARCHITECTURE, INTERIOR DESIGN & PLANNING  
 (817) 644-5402  
 www.nadel.com

**LA MICHIOACANA  
 MEAT MARKET**  
 2806 HWY. 175  
 SEAGOVILLE, TEXAS 75158



**REVISIONS**

NO.	DATE	DESCRIPTION
1	08.11.22	ISSUE FOR PERMITS
2	08.11.22	ISSUE FOR PERMITS

PROJECT NO: 2022-188  
 DRAWN BY: MD  
 CHECKED BY: MD  
 DATE: 08.11.22  
 SHEET NO: 01

0.01

