

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

**ORDINANCE NO. 08-2023**

**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 AGRICULTURE (AG) AND PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT- R5 SINGLE FAMILY DWELLING (PD) FOR SINGLE-FAMILY RESIDENTIAL ON APPROXIMATELY 168.1828± COMPRISED OF FIVE TRACTS DESCRIBED AS FOLLOWS: TRACT 1 DESCRIBED AS BEING WITHIN THE JOHN LANIER ABSTRACT 805 PAGE 705 TRACT 7 COMMONLY REFERRED TO AS 1001 ALTO ROAD; TRACT 2 DESCRIBED AS BEING WITHIN THE HERMAN HEIDER ABSTRACT 541 PAGE 425 TRACT 31 COMMONLY KNOWN AS 1301 ALTO ROAD; TRACT 3 DESCRIBED AS BEING WITHIN THE JOHN LANIER ABSTRACT 805 PAGE 705 TRACT 6 COMMONLY KNOWN AS 15006 LASATER ROAD; TRACT 4 DESCRIBED AS BEING WITHIN THE HANNAH WICKER ABSTRACT 1590 PAGE 525 TRACT 8 COMMONLY KNOWN AS 1308 MALLOY BRIDGE ROAD, AND TRACT 5 DESCRIBED AS BEING WITHIN THE HANNAH WICKER ABSTRACT 1590 PG 525 TRACT 9 COMMONLY KNOWN AS 1309 MALLOY BRIDGE ROAD, ALL IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL OF THE CONCEPT 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. Z2022-

16PD 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 Agriculture (AG) and Planned Development (PD) to Planned Development – R-5 Single-Family Dwelling (PD) for single-family residential on approximately 168.1828± which is comprised of five tracts, described as follows: Tract 1 described as being within the John Lanier Abst 805 PG 705 TR 7 commonly referred to as 1001 alto road; tract 2 described as being within the Herman Heider Abst 541 PG 425 TR 31 commonly known as 1301 Alto Road; Tract 3 described as being within John Lanier Abst 805 PG 705 TR 6 commonly known as 15006 Lasater Road; Tract 4 described as being within the Hannah Wicker Abst 1590 PG 525 TR 8 commonly known as 1308 Malloy Bridge Road, and Tract 5 described as being within then Hannah Wicker Abst 1590 PG 525 TR 9 known as 1309 Malloy Bridge Road , all 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 developed and used in accordance with the City of Seagoville Code of Ordinances, including the City of Seagoville Zoning Ordinance and Construction Standards, except as amended herein, and the following development regulations:

- A. Development shall be in accordance with the approved concept plan.
- B. The development shall consist of 250 single family residential dwellings.
- C. Area Regulations:
  - Lot size shall be 7,200 square feet;
  - Lot width shall be a minimum of 60 feet as measured at the front building line;
  - Lot depth shall be a minimum of 120 feet;
  - Front yard setback shall be a minimum of 25 feet from rights-of-way line;
  - Side yard setback shall be a minimum of 5 feet, except corner lots which shall have a 10-foot side yard setback;
  - Each unit shall have a minimum 480 square foot 2-car garage; and
  - Rear yard shall have a minimum 10-feet setback.
- D. Area of Dwelling:
  - 10% of the dwelling units shall be a minimum 2,000 square feet of living area;
  - An additional 15% of the dwelling units shall be a minimum 1,800 square feet of living area;
  - An additional 50% of the dwelling units shall be a minimum 1,700 square feet of living area; and

- An additional 25% of the dwelling units shall be a minimum 1,600 square feet of living area;
- E. Structure height shall not exceed 35-feet. At least 60% of the roof surface area to have a minimum roof pitch of 8/12.
- F. Screening along Lasater Road – A 10’ wide landscaped buffer with 5’ concrete sidewalk, antique lighting and shade trees every 40’ are required. A 6’ masonry/brick and/or stone wall with stone columns to include landscaping and irrigation along Lasater Road is required (*See Section “A” in Concept Plan*).
- G. A 6’ wrought iron fence around the park pond and all detention/retention areas is required.
- H. All public light fixtures to be antique style.
- I. Privacy fence required for all new homes. All privacy fencing shall be constructed of board-on-board stained cedar planks with steel posts, with three runners/rails.
- J. All homes must have concrete trash receptacle pads located behind all privacy fencing and out of view from the public right-of-way.
- K. Landscaping Requirements:
- All lots to include minimum three (3’) foot irrigated landscape bed directly adjacent to each front building line of each home, with landscaping. Landscaping beds must include a brick and/or stone masonry garden wall with vapor barrier and weep holes for property drainage. All masonry garden walls must be a minimum of eight (8”) inches and be of brick/stone and mortar construction.
  - All landscape beds shall have a minimum of three (3) ten-gallon, ten (10) five-gallon, and six (6) one-gallon shrubs.
  - Interior Lots – All plant material is to be planted along the front elevation of the home and may wrap three (3’) feet (allowing a minimum of three shrubs) around the side of the home. All shrubs shall be located within the landscape bed.
  - Trees required for interior lots shall in be accordance with the City of Seagoville Landscape ordinance.
  - Corner lots shall continue (on the side of the house facing the street) the shrub planting along the side of the home and the side yard fence with appropriate irrigation. The shrubs should be five (5) gallons in size and planted every 24” on center. The shrubs shall be kept trimmed behind the edge of the sidewalk.
  - Corner lot trees shall be a minimum two (2) three-inch (3”) caliper shade trees to be planted with a minimum 40’ spacing along the side of the lot. All trees to be located within the lot.
- L. A four (4’) foot wide concrete lead walk connecting the front door of each home to each driveway is required.
- M. Monument signs shall be required along Lasater Road at the two (2) main entry points to the development. Irrigation and landscaping required around both monument signs.
- N. Amenities and Open Space:
- Open/green space;

- Eight (8') foot concrete hiking trail;
  - Dog Park; and
  - Park area with playground, picnic canopy, and concrete trail.
- O. All common areas and amenities shall be owned, operated, and maintained by a Home Owners Association.
- P. Unless reflected in these Development Regulations, all other zoning regulations will adhere to the City of Seagoville zoning ordinance and regulations for the base zoning of R5 Single-Family Dwelling district, as amended.

**SECTION 3.** The property shall be developed and used only in accordance with the concept plan attached as Exhibit “B” and incorporated herein for all purposes, which is hereby approved.

**SECTION 4.** That 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.

**SECTION 5.** That 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.** That 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.** That 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.** 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.

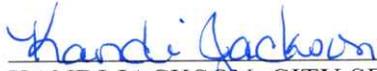
**DULY PASSED** by the City Council of the City of Seagoville, Texas, this the 27<sup>th</sup> day of February 2023.

APPROVED:



\_\_\_\_\_  
DENNIS K. CHILDRESS, MAYOR

ATTEST:



\_\_\_\_\_  
KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:



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VICTORIA THOMAS, CITY ATTORNEY

(/cdb 02.21.2023)









TYPICAL PIC-NIC GAZEBO



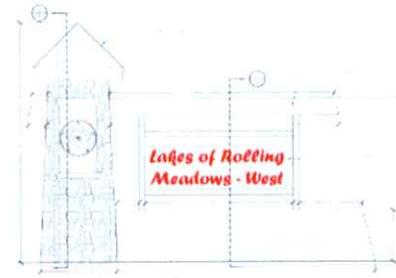
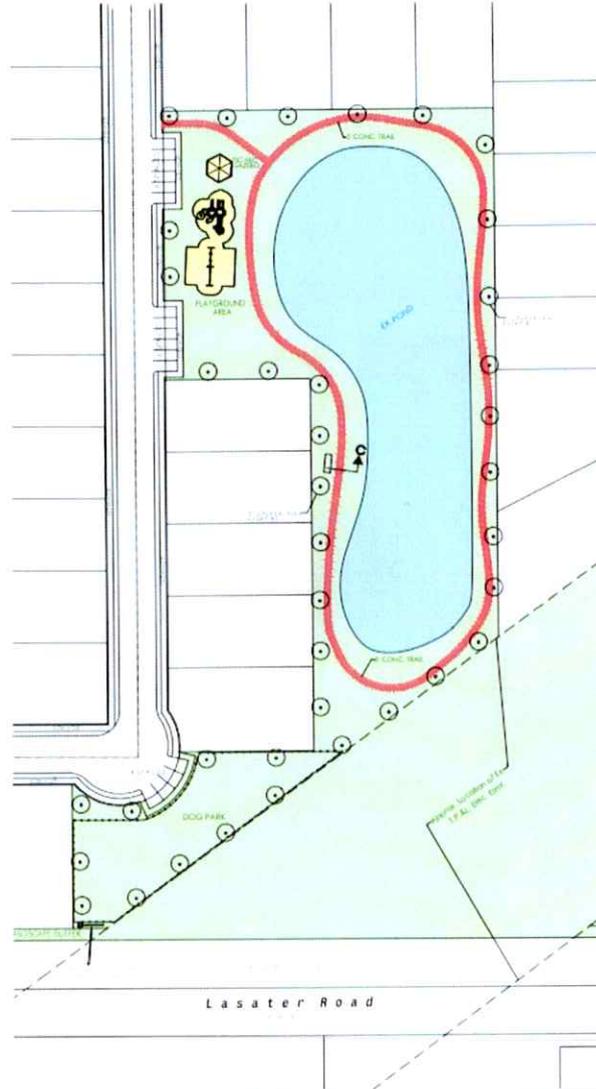
TYPICAL PLAYGROUND



Section 'C'



TYPICAL DOG PARK



ENTRY SIGN MONUMENT



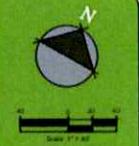
CORTEN STEEL SIGN PANEL

MONUMENT SIGNAGE  
N.T.S.

PARK/PLAY GROUND CONCEPTUAL  
**LAKES OF ROLLING MEADOWS - WEST**  
 Being a 168 1/828 Ac. Tract of Land situated in the  
 John Lerner Survey, Abst. No. 805 and the  
 Herman Heider Survey, Abst. No. 541  
 City of Seagraves, Dallas County, Texas

ENGINEER  
 KPA CONSULTING, INC.  
 2000 W. Highway 101, Suite 100  
 Seagraves, Texas 75845  
 Phone: (936) 338-1122  
 Fax: (936) 338-1123  
 Email: info@kpaconsulting.com

DATE: 9-25-22  
 SHEET NO. 1 OF 1  
 PROJECT #00000



LAKES OF ROLLING MEADOWS-WEST

Date: 9-25-22  
 SHEET NO. 1 OF 1  
 PROJECT #00000

# Building Façade Elevations



Building Façade Elevations

