

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS

ORDINANCE NO. 13-2023

AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS PREVIOUSLY AMENDED, BY CHANGING THE ZONING FROM PLANNED DEVELOPMENT-19-02 (“PD-19-02”) TO PLANNED DEVELOPMENT 19-02 WITH A SPECIAL USE PERMIT FOR TEMPORARY CONCRETE BATCH PLANT (“PD-19-02-SUP), TO ALLOW FOR TEMPORARY PLACEMENT AND OPERATION OF A CONCRETE BATCH PLANT, ON LOTS 7 THROUGH 12, BLOCK A OF THE CALDWELL LAKES ADDITION IN THE CITY OF SEAGOVILLE, TEXAS, COMMONLY KNOWN AS 15000 LASATER ROAD, SEAGOVILLE, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR AN APPROVED SITE PLAN WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A"; 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 amended by changing the zoning from Planned Development – 19-02 (“PD-19-02”) to Planned Development – 19-02-5 with a Special Use Permit for temporary placement and operation of a concrete batch plant (“PD-19-02-SUP”), subject to the conditions stated in Section 2 of this Ordinance, on Lots 7

through 12 of Block A of Caldwell Lakes Addition in the City of Seagoville, Dallas County, Texas, commonly known as 15000 Lasater Road in Seagoville, 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, applicable approved development standards and regulations, and the following special conditions with regard to the special use permit granted by this Ordinance:

- (A) the temporary concrete batch plant shall be operated only to provide concrete required to build out additional infrastructure along Lasater Road and the Caldwell Lakes development;
- (B) the specific use permit for the temporary concrete batch plan shall be effective on the date of passage of this Ordinance and shall expire sixty (60) days thereafter;
- (C) the hours of operation for the concrete batch plant shall be from 7:00 am. to 6:00 p.m., Monday through Friday, and from 7:00 a.m. to 5:00 p.m. on Saturday;
- (D) the temporary concrete batch plant shall be placed on Lots 7 through 12 of Block A of Caldwell Lakes Addition in the City of Seagoville, as shown on the site plan, attached hereto and incorporated herein as Exhibit "A".
- (E) the temporary concrete batch plant shall be dismantled and removed within seven (7) business days of the expiration of the special use permit granted herein.
- (F) that the temporary permit may be extended by the City Manager for an additional two periods, each of which may not exceed thirty (30) days each.

SECTION 3. The Site Plan attached hereto as Exhibit "A", and made a part hereof for all purposes, is hereby approved.

SECTION 4. 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 that the development of the property herein shall be in accordance with building regulations, zoning ordinances, and any applicable ordinances except as may be specially altered or amended herein.

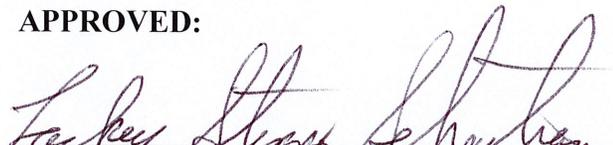
SECTION 5. All provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

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. 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 5th day of June 2023.

APPROVED:


LACKEY STEPPER SEBASTIAN MAYOR

ATTEST:


Melinda Welsh, Interim City Secretary

APPROVED AS TO FORM:

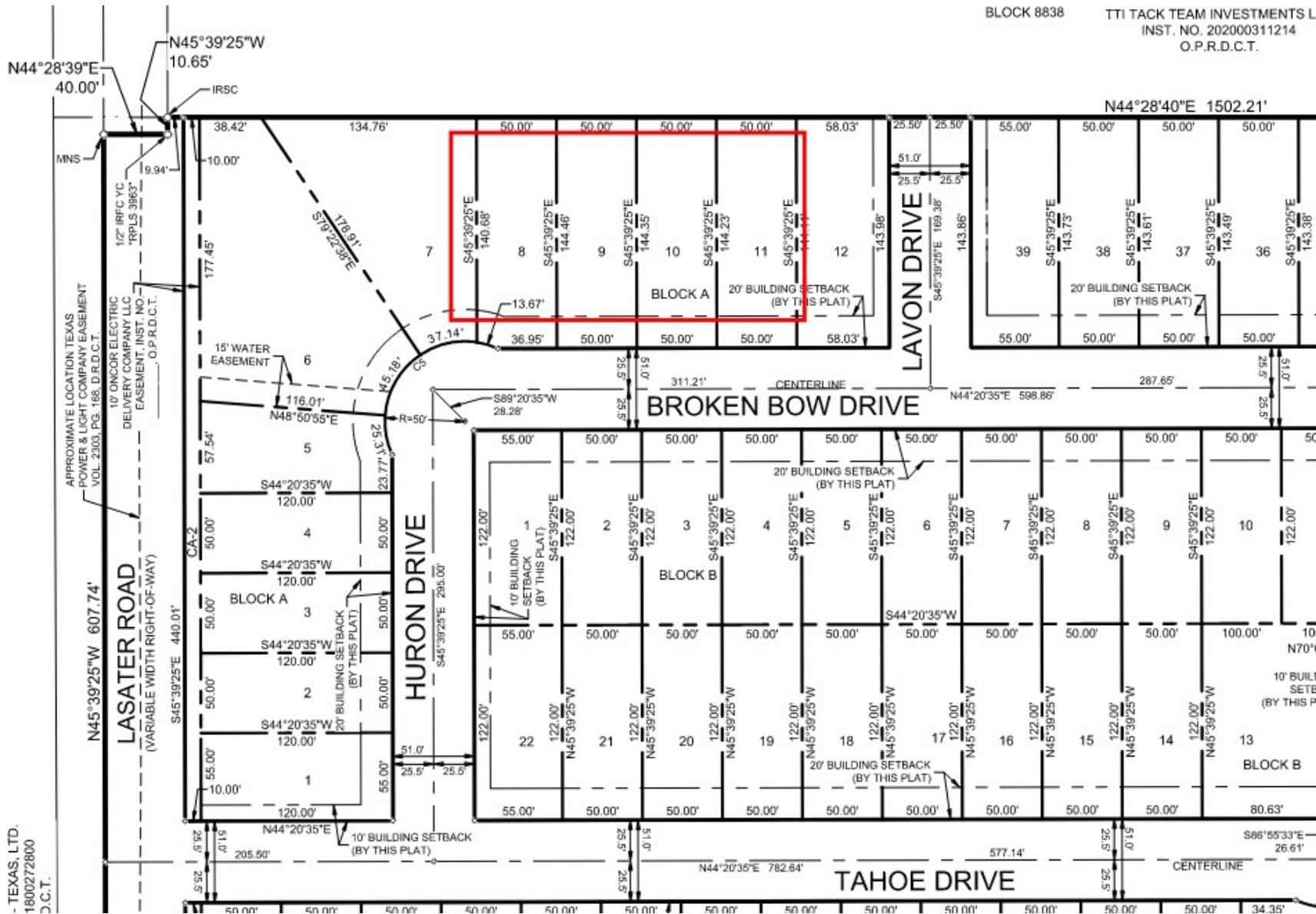

Victoria W. Thomas, City Attorney



EXHIBIT A

BLOCK 8838

TTI TACK TEAM INVESTMENTS L
INST. NO. 202000311214
O.P.R.D.C.T.



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1800272800
C.C.T.