

**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2019-11-01**

Conditional Use Permit – 965 Rolling Meadow

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, AMENDING CHAPTER 9, ZONING ORDINANCE, OF THE CODE OF ORDINANCES, AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT TO APPLICANT DAMON SERKLAND FOR AN ACCESSORY BUILDING OF 2200 SQ. FT. IN AREA, ON LOT 7, BLOCK C OF THE BENTLY FARMS ADDITION, PHASE 2, (965 ROLLING MEADOW DRIVE); PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) DOLLARS AND THAT A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY OF VIOLATION; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, a conditional use permit for an addition to a structure classified as an accessory structure has been requested by Damon Serkland, owner of the property described in Exhibit “A” in accordance with the conditions set forth in Exhibit “B” attached hereto; and

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Lavon, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lavon, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Chapter 9, Zoning Ordinance of the City of Lavon Code of Ordinances be amended as follows:

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS THAT:**

**SECTION 1. Findings.**

It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are incorporated herein by reference.

**SECTION 2. Authorization.**

That Chapter 9, Zoning Ordinance, of the City of Lavon Code of Ordinances as heretofore amended, and the same is hereby amended so as to grant a Conditional Use Permit in an SF-2, Single Family - 2 Zoning District on the property described in Exhibit “A” for an accessory structure as described in Exhibit “B.” That the above described property shall only be used in the manner and for the purpose provided for in the Zoning Code of the City of Lavon as heretofore amended by granting of this conditional use permit and as may be amended in the future.

**SECTION 3. Severability Clause.**

It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance.

**SECTION 4. Cumulative Clause.**

This ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.


**SECTION 5. Public Meeting.**

It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

**SECTION 6. Effective Date.**

This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas, this 5<sup>th</sup> day of November 2019.



\_\_\_\_\_  
Vicki Sanson, Mayor

**ATTEST:**



\_\_\_\_\_  
Kim Dobbs, City Administrator/City Secretary



**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2019-11-01**

**EXHIBIT A**

965 Rolling Meadow  
Bently Farms, Phase 2 Addition, Block C, Lot 7

**EXHIBIT B**

- 1) 2200 square foot accessory structure, to be located behind a solid screen fence