

CITY OF LAVON, TEXAS
ORDINANCE NO. 2020-05-01

Conditional Use Permit – 1138 Meadow Hill Accessory Structure

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 DUSTY LEON BLACK TO CONSTRUCT A 1200 SQ FT ACCESSORY BUILDING, THAT IS 208 SQ FT GREATER THAN PERMITTED AT 1138 MEADOW HILL., BLOCK D, LOT 13, BENTLY FARMS, PH. 3, CCAD PROPERTY ID 2563639, LAVON, COLLIN COUNTY, TEXAS; 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 structure classified as an accessory structure has been requested by Dusty Leon Black, 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 a Single Family 1 (SF-1) Zoning District on the property described and depicted in Exhibit “A” to permit a 1200 sq ft accessory building, that is 208 sq ft greater than permitted. 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 to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4. Cumulative/Repealer Clause.

This ordinance shall be cumulative of all provisions of State or Federal law and other ordinances of the City of Lavon, Texas, whether codified or uncoded, 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 to the extent of such conflict.

SECTION 5. Penalty Clause.

Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Lavon, Texas, 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 any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. Savings Clause.

Should any word, phrase, sentence or section contained herein be found to be invalid, such validity shall not affect any other portion of this ordinance.

SECTION 7. Effective Date.

This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this 5th day of May 2020.



Vicki Sanson
Mayor

ATTEST:



Kim Dobbs
City Administrator/City Secretary



CITY OF LAVON, TEXAS
ORDINANCE NO. 2020-05-01

EXHIBIT A

1138 Meadow Hill Dr.
Bently Farms, Phase 3, Block D, Lot13

EXHIBIT B

- 1) Construction of a 1200 sq ft accessory building that is 208 sq ft greater than permitted.
- 2) The building shall be constructed in accordance with the exhibits included in the application with the addition of storm gutters.



CITY OF LAVON

120 School Road, P O Box 340, Lavon, TX 75166

(972) 843 4220

cityhall@cityoflavon.org

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

Dusty Leon Black
Applicant Name

13 Mar 2020
Date

Representative, Agent or Owner

240-271-2319
Phone

Company

dustylblack@gmail.com
Email address

Street

Lavon, TX , 75166
City, State, Zip

1138 Meadow Hill Drive
Address and Location of Property

Lot 13, Block D of Bently Farms Phase III
Legal Description of Property

Existing Zoning: SF1

REASON FOR REQUEST (Include the type of conditional use requested, dimensions, materials and elevations. Attach a separate sheet if necessary and include supporting documentation.)

Requesting permit to construct a shop large enough to accommodate wood working and automotive hobbies. Size will be 30' by 40' with 16' peak height. Siding will be Ivory in color w/ Barn Red Trim and Galvalume Roof. Construction will be all steel on concrete slab.

Signature of Applicant or Representative:

For Office Use Only

Date Received:

Date Paid:

Fee Paid:

Next P & Z Meeting:

Next City Council Meeting:

RECEIVED

MAR 16 2020

CITY OF LAVON



CITY OF LAVON

P.O. Box 140 120 School Rd - Lavon, TX 75146
 Office 972.843.4220 Fax 972.843.0197 Inspection 972.843.0197
 Email lavon.inspectors@cityoflavon.org

Date Received: _____

PERMIT #: _____

RESIDENTIAL BUILDING PERMIT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

CONSTRUCTION/PROJECT ADDRESS 1138 Meadow Hill Dr Lavon, TX		SUBDIVISION/LOT BLOCK Lot 13, Block "D" of Bently Farms Ph-III	
PROPERTY OWNER Name: Dusty Leon Black Address: 1138 Meadow Hill Dr City/State/Zip: Lavon, TX 75166 Phone #: 240-271-2319 Fax #: _____ Owner Name (if tenant): _____		ARCHITECT License/Registration #: _____ Name: _____ Company Name: _____ Address: _____ City/State/Zip: _____ Phone #: _____ Fax #: _____	
CONTRACTOR: <u>GENERAL</u> ELECTRICAL MECHANICAL PLUMBING OWNER-BUILDER <u>SEWER</u> HVAC IRRIGATION ROOFING OTHER: _____		License/Registration #: _____ License Class: _____ Expiration: _____ Business License #: _____	
Company/Name: Leland Industries Address: 900 Mc Duff City/State/Zip: Grandview, TX 76050 Phone #: 817-866-2703 Fax #: _____		SUB-CONTRACTOR(S): ELECTRICAL Phone # _____ MECHANICAL Phone # _____ PLUMBING Phone # _____ IRRIGATION Phone # _____ SEPTIC Phone # _____	
<p>NOTICE TO APPLICANT: This permit is issued on the basis of information furnished in this application and on any submitted plans. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.</p> <p>SCOPE OF PERMIT: For new buildings and additions to existing buildings, this permit authorizes all structural, plumbing, electrical and mechanical work to be performed in the construction of the building or structure at this address if completed during initial construction. No separate subcontractor permits are needed for those trades however, the permit holder is required to use only sub contractors licensed, registered or bonded by the City of Lavon where such a requirement is applicable. If this permit is obtained for work other than new buildings and additions, separate permits must be obtained by all sub contractors.</p>			
DESCRIPTION OF WORK: <input type="checkbox"/> NEW BUILDING <input type="checkbox"/> NEW BUILDING (Shell) <input type="checkbox"/> INTERIOR COMPLETION <input type="checkbox"/> CONVERSION <input checked="" type="checkbox"/> ACCESSORY BUILDING <input type="checkbox"/> FOUNDATION ONLY <input type="checkbox"/> REMODEL - <input type="checkbox"/> Interior <input type="checkbox"/> Exterior <input type="checkbox"/> ADDITION <input type="checkbox"/> REPAIR / REPLACEMENT <input type="checkbox"/> SWIMMING POOL / SPA <input type="checkbox"/> FENCE / TYPE _____ <input type="checkbox"/> OTHER (EXPLAIN) Comments: _____		BUILDING INFORMATION AREA IN SQUARE FEET (Project S.F.) Under Roof: 1200 A/C: NO Garage: _____ Lot Size: 22,050 Building Height: 16' Ft # of Stories: 1 Site Coverage %: 18% of Total Lot Size	

FINAL SURVEY

This is to certify that persons under my direction have this date marked on the ground survey of property located at
 1330 MEADOW HILL DRIVE in the City of DALLAS, TEXAS

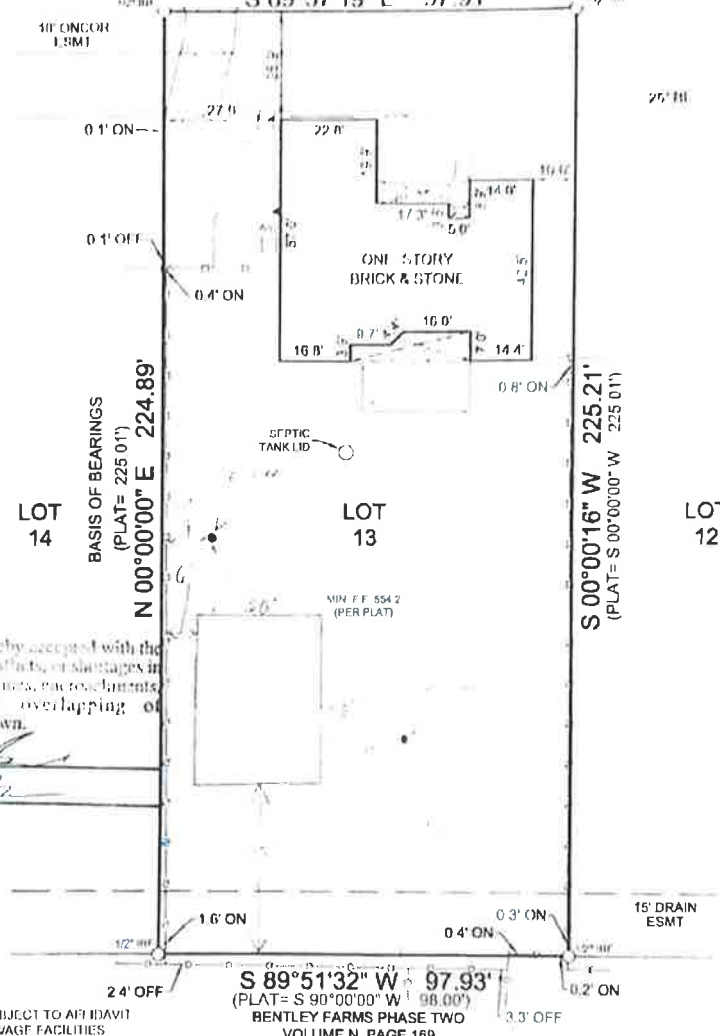
Lot 13 of BENTLEY FARMS PHASE TWO in addition to the City of DALLAS, TEXAS according to the plat recorded in VOLUME N, PAGE 169 of the Map recorded in VOLUME N, PAGE 169.

NOTE: PROPERTY SUBJECT TO EASEMENTS, CONDITIONS AND AGREEMENTS CONTAINED IN INSTRUMENTS NEARLY CORRELATIVE VOL. 5811 PG. 1269 AND N. CARL N. W. 1/4 44 AMENDMENTS AND/OR SUPPLEMENTAL DEEDS.

MEADOW HILL DRIVE

50' R.O.W.
 (PLAT = S 00°00'00" E 98.00')
 S 89°57'19" E 97.91'

ALL BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT AND AS FURNISHED IN REFERENCED COMMITMENT FOR TITLE INSURANCE UNLESS OTHERWISE NOTED



This survey is hereby accepted with the understanding that the surveyor does not warrant the accuracy of the boundary lines, easements, or improvements shown, or overlapping of improvements shown.

X *[Signature]*
 X *[Signature]*

NOTE: PROPERTY SUBJECT TO AFFIDAVIT FOR ON SITE SEWAGE FACILITIES RECORDED IN C.C. # 2012041600416270

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 41095C0445. I, the undersigned Texas Registered Professional Land Surveyor, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.

ACCEPTED BY _____

ACCEPTED BY _____

DATE _____

DATE: 02/14/2010
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1" = 30'
 TASK NO: 20080201

TEXAS HERITAGE SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214.340.9200 Fax 214.340.9210
 theritage.com
 Firm No. 14069990

STATE OF TEXAS REGISTERED LAND SURVEYOR
GARY E. JOHNSON
 5299



Leann McClendon

From: Dusty Black <dustyblack@gmail.com>
Sent: Monday, March 16, 2020 12:25 PM
To: Leann McClendon
Subject: Shop Permit
Attachments: CITY OF LAVON.pdf; ATT00001.htm

Good day, attached are all the permit requests for me to have my shop built in my back yard. As you can see, the size I'm requesting is 208 sqft over my allowable lot coverage. I'm requesting the extra space to accommodate all of my woodworking tooling and equipment. Plus my general tools that I use to work on my own vehicles. I'm a mechanic by trade, so I do all my own work. The shop would be comparable in size to those already existing in the neighborhood. The chosen colors will compliment the natural stone and brick colors of my home. The area around the building will be kept neat and clean at all times. If anyone has any questions, please feel free to call me at 240-271-2319. Thank you for your time.

Respectfully,
Dusty L. Black

