

CITY OF LAVON, TEXAS

ORDINANCE NO. 2021-01-01

Conditional Use Permit – 9615 Sunset Drive 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 ASHLEE WILLIAMSON TO CONSTRUCT AN 800 SQ. FT. ACCESSORY STRUCTURE THAT IS 1) 240 SQ. FT. LARGER THAN PERMITTED AND 2) DOES NOT HAVE SEPARATE ACCESS TO A PUBLIC ROAD OR STREET AT 9615 SUNSET DRIVE, SHARP POINTE, BLOCK B, LOT 1, LAVON, COLLIN COUNTY, TX; CCAD PROPERTY ID 2069131; 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 Ashlee Williamson, 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 800 sq ft accessory building, that is 240 sq. ft. larger than permitted and does not have separate access to a public road or street. 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 uncodified, 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 January 2021.



Vicki Sanson
Mayor



ATTEST:



Rae Norton
City Secretary

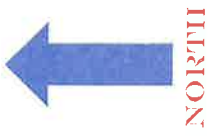
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EXHIBIT A

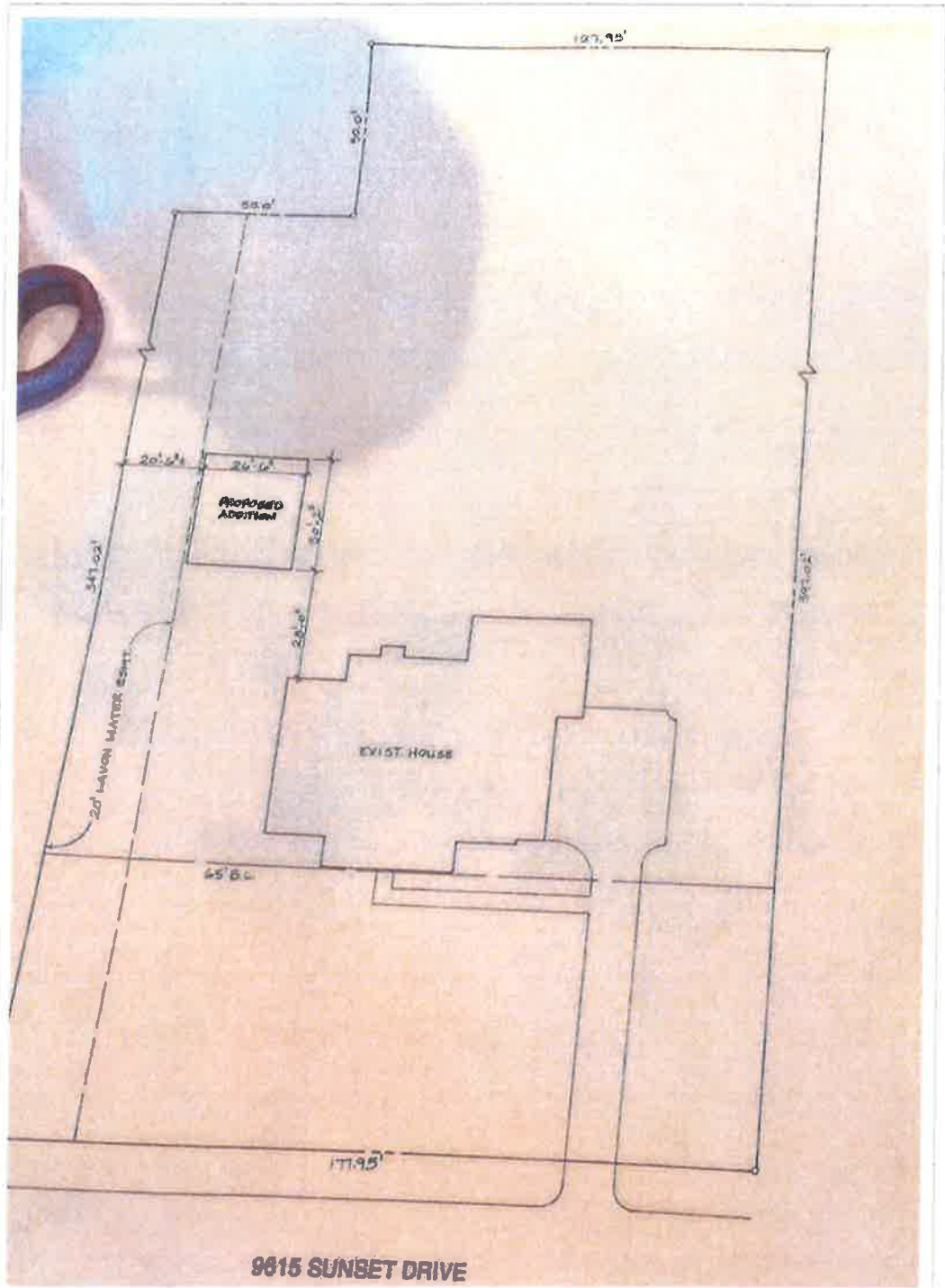
9615 Sunset Drive
Sharp Pointe, Block B, Lot 1
Lavon, Texas

EXHIBIT B

- 1) Construction of an 800 sq ft accessory building that is 240 sq ft greater than permitted.
- 2) Construction of an accessory structure that does not have separate access to a public road or street.
- 3) The building shall be constructed in accordance with the exhibits included in the application.

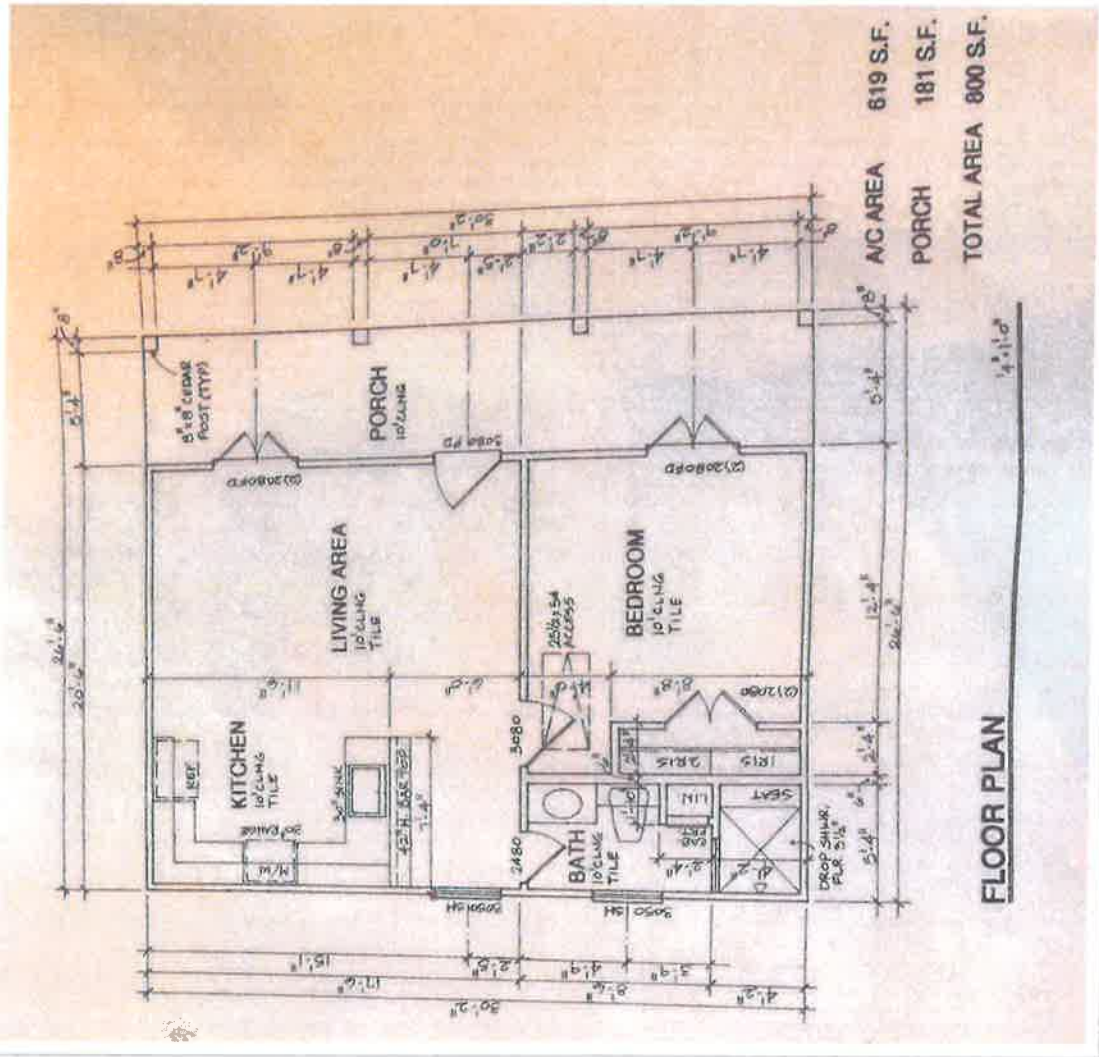


Plot Plan
9615 Sunset Drive

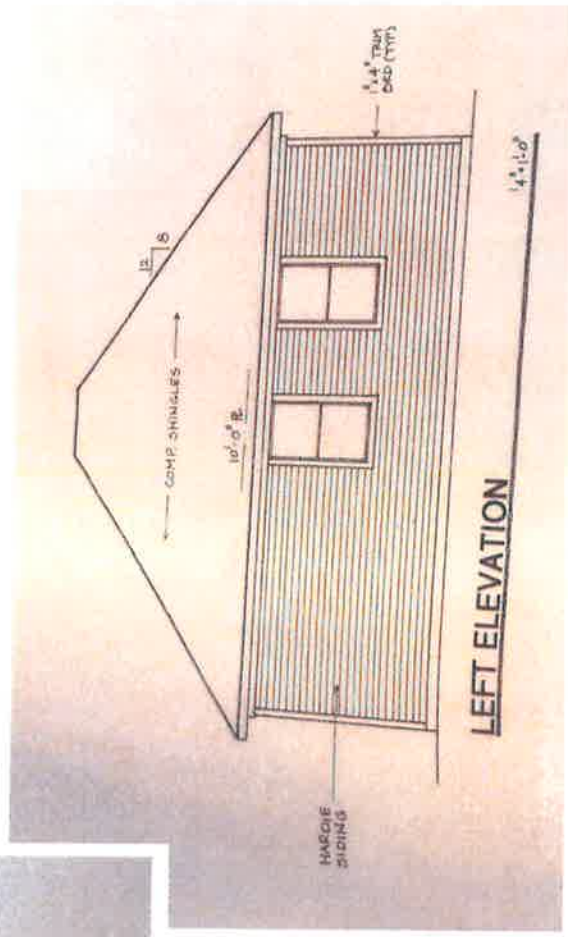
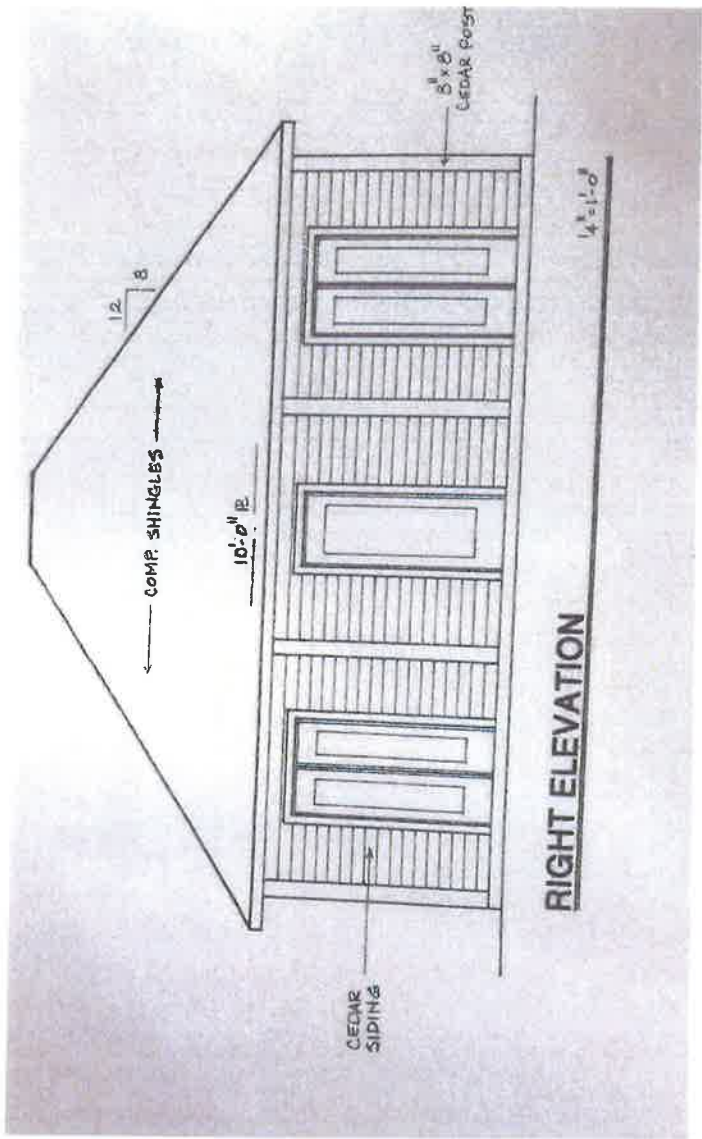


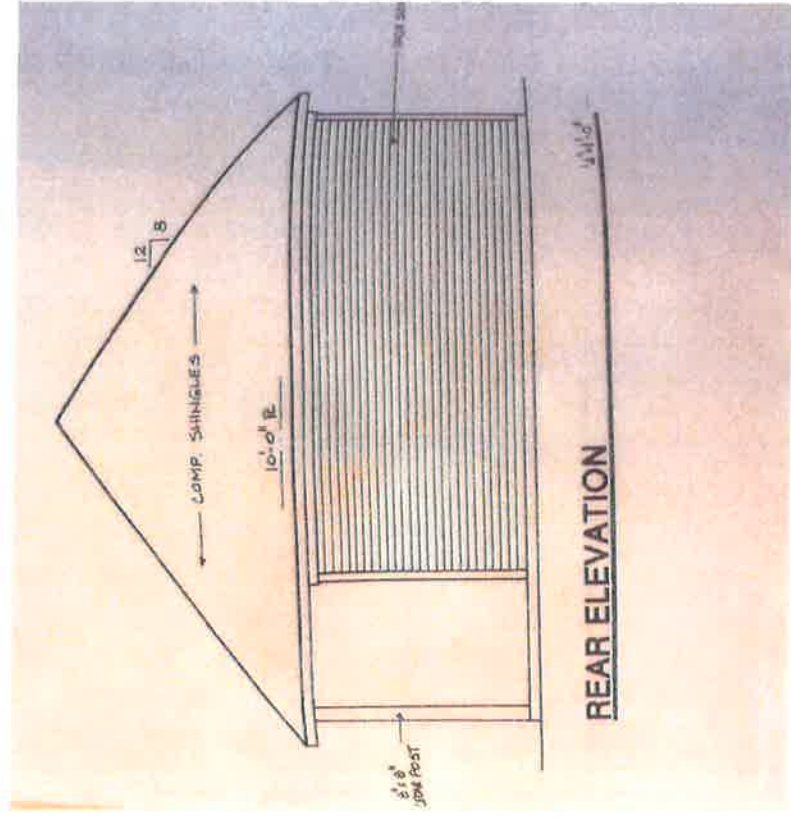
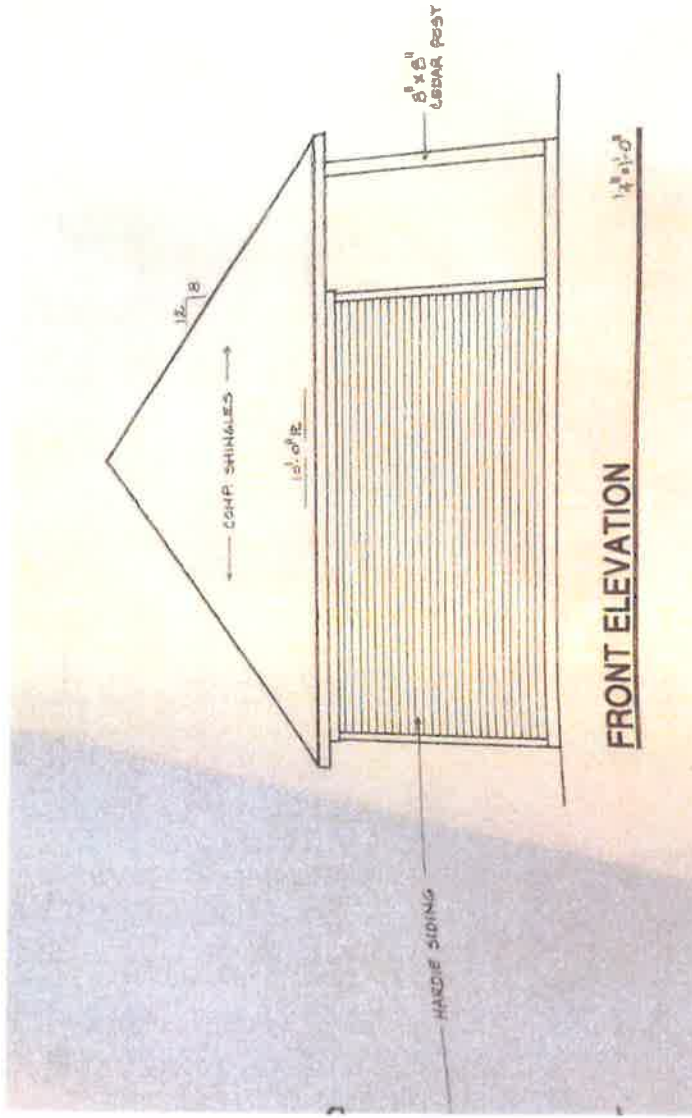
9615 SUNSET DRIVE

Floor Plan
9615 Sunset Drive



Building Elevations
9615 Sunset Drive





Building Elevations
9615 Sunset Drive