

CITY OF LAVON, TEXAS
ORDINANCE NO. 2022-03-01

Amend LakePointe PD Zoning – Clarify Residential Lot Coverage

AN ORDINANCE OF THE CITY OF LAVON, TEXAS AMENDING THE CITY’S ZONING ORDINANCE BY AMENDING ORDINANCE NO. 2019-07-04, AS PREVIOUSLY AMENDED, THAT ESTABLISHED THE LAKEPOINTE PLANNED DEVELOPMENT DISTRICT (PD), BY AMENDING EXHIBIT C “ZONING DEVELOPMENT DESIGN GUIDELINES AND CONCEPT”, EXHIBIT 5 “RESIDENTIAL PLANNING AREA SPECIFICATIONS”, TABLE 1 TO ADD MAXIMUM LOT COVERAGE SPECIFICATIONS; PROVIDING A SAVINGS CLAUSE; A CUMULATIVE REPEALER CLAUSE; A SEVERABILITY CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planned Development (PD) District established by Ordinance No. 2019-07-04 established Zoning Development Design Guidelines and Concept for the LakePointe Addition;

WHEREAS, clarification of the maximum lot coverage for residential areas is necessary; and

WHEREAS, the Planning and Zoning Commission of the City of Lavon and the City Council of the City of Lavon, in compliance with the laws of the State of Texas, 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 the City Council of the City of Lavon is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended.

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

SECTION 1. INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT

City Ordinance No. 2019-07-04 establishing a Planned Development – Single Family (PD-SF) District is hereby amended by amending **Exhibit C** “Zoning Development Design Guidelines and Concept”, **Exhibit 5** “Residential Planning Area Specifications”, Table 1 to add the following row:

Maximum Lot Coverage	60%	60%
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SECTION 3. SAVINGS

That all rights and remedies of the City of Lavon are expressly saved as to any and all violations of the provisions of any Ordinances regulating, affecting, or relating to zoning, land use and/or development which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 4. CUMULATIVE REPEALER

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. PENALTY

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues.


SECTION 7. PUBLICATION

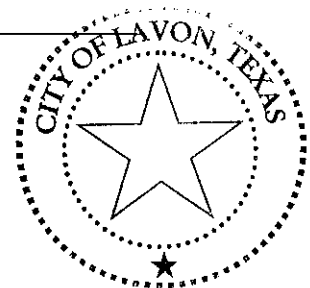
The City Secretary of the City of Lavon is hereby directed to publish the Caption, Penalty and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 8. EFFECTIVE DATE

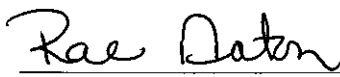
That this Ordinance shall be in full force and effect from and after its date of passage, in accordance with law, and it is so ordained.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 1st day of March 2022.


Vicki Sanson, Mayor



ATTEST:


Rae Norton, City Secretary