

CITY OF SACHSE, TEXAS
ORDINANCE NO. 341

PEACH TREE ESTATES

An Ordinance amending basic Zoning Ordinance of the City of Sachse as enacted by the City Council by permitting the property described in Exhibit "A" to the Ordinance to be used under Planned Development District No. 3, for single family dwellings, that Planned Development District No. 3 shall be granted with reference to the property described in Exhibit "A", subject, however, to the special conditions hereinafter more fully expressed; providing for a fine of not more than Fifty Dollars (\$50.00) for each violation, and each and every day any such violation shall continue, shall be deemed to constitute a separate offense; providing for a Severability Clause; and providing for an effective date.

Whereas, the City Plan Commission of the City of Sachse and the Governing Body of the City of Sachse, in compliance with the rules and regulations of the City of Sachse and the State Law, with reference to the granting of Planned Development Districts under the Zoning Ordinance Regulations, have given the requisite notices by publications and otherwise and after holding due hearing and affording a full and fair hearing to all property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvements of the property described in Exhibit "A", the Governing Body of the City of Sachse is of the opinion that said Planned Development District should be granted, subject to the conditions set out herein:

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE

Section 1. That the basic Zoning Ordinances of the City of Sachse as enacted by the City Council be, and they are hereby amended insofar as they apply to the property described in Exhibit "A" which shall be used under Planned Development District No. 3 for single family dwellings.

Section 2. That this Planned Development District No. 3 for single family dwellings with reference to the property described in Exhibit "A" is approved and granted upon the following express condition, and adopted as part of the City of Sachse Zoning Ordinance.

- (1) Development Plan: There is attached and made a part of this ordinance a Development Plan composed of one (1) Plat for development titled Development Plan for Peach Tree Estates. All development shall be in general conformance with the attached development plat.
- (2) Development Schedule: All development within the Planned Development District shall be in phases.
- (3) Subdivision Plat: A subdivision plat, meeting the requirement of the City of Sachse Subdivision Ordinances shall be submitted for each phase of development. Said plat shall be filed for record with the County Clerk, Dallas County, Texas.
- (4) Uses: The following lots shall meet the requirement of R-3 Zoning, Except Section 4.3 (a) minimum building size 1800 square feet: Twenty (20) lots backing up to West Creek Acres and Four (4) lots facing Sachse Road; All other lots will meet the requirements of R4 Minimum building size on these lots will be a minimum of 1525 square feet.
- (5) Building Location: The main part of any building shall not be located closer to the front property line than twenty-five (25') feet. The main part of any building shall be no closer to the side property line than 10% of lot width (said width measured at the building line).
- (6) Maximum height: The maximum height of any building shall not exceed two (2) stories.

- (7) Lot Width: The minimum lot width shall be eighty (80') feet on single family with the exception of lots 2, 3 4, 5, 7, 8 & 9, Block 3. The minimum lot width for houses bordering the West Creek Addition and those fronting Sachse Road shall be one hundred (100') on single family. Said widths to be measured at the building line.
- (8) Lot Depth: The minimum lot depth shall be one hundred (100') feet on single family lots.
- (9) Living Area: The minimum heated living area on any dwelling construction on a single family lot shall be 1525 square feet or greater.
- (10) Garages: There will be a minimum of a two (2) car garage which shall have either side or rear entry only.
- (11) Exterior Construction: The exterior of any dwelling unit constructed in the Planned Development District shall be a minimum of 75% masonry construction.
- (12) Dedications: A minimum of fifty feet (50') wide street right-of-way shall be dedicated to the public and for public use.
- (13) Paving: Streets within the Planned Development District which have alleys shall be paved, 29' width back-to-back of curb in fifty (50') foot right-of-way widths. Streets within the Planned Development District which do not have alleys shall be paved 31' width back-to-back of curb. 5" thick concrete pavement meeting the requirements of the City of Sachse specifications.
- (14) Sidewalks: Four foot (4') wide, four inch (4") thick sidewalks are required along each side of the streets constructed in the Planned Development District.
- (15) Utilities and Drainage: All utilities shall be underground with the exception of the existing over-head power lines, these being on Sachse Road on the North and West Creek Addition on the West.
- (16) Lot Coverage: No less than thirty-five (35%) Percent of the total gross land area shall be open space which is not used as building area, or for car traffic, either for maneuvering or parking. This open space shall be used for people, planting and visual appeal.
- (17) Alley Paving: 15' Right-of-Way with 10' of concrete paving.
- (18) Lot Sizes: The lots next to West Creek Addition and on Sachse Road shall meet a minimum of 12,000 square feet. All other lots shall meet a minimum of 10,000 square feet in size.

Section 3. That all paved areas, permanent drives, streets, and structures if any, shall be constructed in a manner consistent with Standard of Sachse Specifications adopted for such purpose.

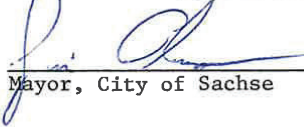
Section 4. That any person, firm, or corporation violating any of the terms and provisions of this Ordinance shall be subject to the penalties provided herein.

Section 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

Section 6. WHEREAS, it appears that the subject property of this Ordinance is to be used under Planned Development District No. 3 for single family dwellings and this Ordinance shall take effect immediately from and after its passage, in accordance with the provision of the Charter of the City of Sachse and it is accordingly ordained.

Ordinance No. 341, City of Sachse, Texas

PASSED on this 15th day of August, 1983.



Mayor, City of Sachse



Attest: City Secretary, City of Sachse

Recommended for Approval this 25th day of July, 1983.



Chairman, Planning and Zoning Commission