

STATE OF TEXAS *

COUNTY OF DALLAS *

ORDINANCE OF THE CITY OF SACHSE, TEXAS
ORDINANCE NO. 371

AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT
PURSUANT TO SECTION 14 OF THE ZONING ORDINANCES OF THE
CITY OF SACHSE, TEXAS

This Ordinance shall amend the 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. 5 for Single family dwellings. That Planned Development District No. 5 shall be granted with reference to the property described in Exhibit A for the above uses, subject, however, to the special conditions hereinafter more fully expressed; providing for a fine of not more than Two Hundred Dollars (\$200.00) for each violation thereof; 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 Charter 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 improvement 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. 5 for single family dwellings.

Section 2. That this Planned Development District No. 5 for single family dwellings, with reference to the property described in Exhibit A is approved and granted upon the following express conditions, and adopted as part of the City of Sachse Zoning Ordinances.

- (1) Development Plan: There is attached and made a part of this Ordinance a Development Plan composed of one (1) plat for development titled, Preliminary Plat. All development shall be in general conformance with the attached development plan and its attachments.
- (2) Development Schedule: Development within the Planned Development District may be in phases, with each phase to be submitted to the City Planning and Zoning Commission for its prior approval.
- (3) Subdivision Plat: A subdivision plat, meeting the requirements 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: All lots shown on the Planned Development shall be used as single family dwellings.

The zoning of single family dwellings shall conform to the City of Sachse zoning ordinance #166 except as shown on Exhibit B.

Ordinance No. 371, City of Sachse, Texas

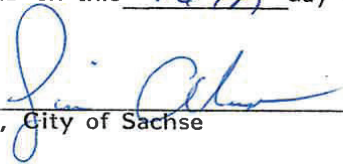
Section 3. That all construction within this Planned Development District shall be consistent with City of Sachse Subdivision Ordinances and Specifications adopted for such purpose at the time this ordinance is enacted.

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 for 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. 5 for single family dwellings, this Ordinance shall take effect immediately from and after its passage, in accordance with the provisions of this Charter of the City of Sachse and it is accordingly so ordained.

PASSED on this 16th day of APRIL, 1984.



Mayor, City of Sachse

Attest: 

City Secretary, City of Sachse

EXHIBIT "A"

DESCRIPTION

ALL that certain tract or partial of land being a resurvey of 27.2 acres of land located in the Daniel Herring Survey, Abstract No. 402, Collin County and Dallas County, Texas, as described in a Deed filed in Volume 324, Page 404 of the Collin County Deed Records, and being the Second Tract deeded to Elsie Bachman on February 5, 1940, and being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ " iron rod located in the North right-of-way line of Buckingham Road from whence the original Southeast corner of the Herring Estate bears South $0^{\circ} 15'$ West, a distance of 30 feet and South $89^{\circ} 30'$ East, a distance of 2,779.0 feet;

THENCE: North $89^{\circ} 30'$ West with the North right-of-way line of Buckingham Road a distance of 721.0 feet a $\frac{1}{2}$ " iron rod the Southwest corner of this tract;
THENCE: North $0^{\circ} 15'$ East crossing the Dallas-Collin County line at 701.1 feet a total distance of 1,593.27 feet a $\frac{1}{2}$ " iron rod the Northwest corner of this tract;
THENCE: South $89^{\circ} 30'$ East passing a 1" G.V.I.P. at 32 feet a total distance of 721.0 feet to a 1" G.V.I.P. the Northeast corner of this tract;
THENCE: South $0^{\circ} 15'$ West a distance of 1,593.27 feet to the Place of Beginning and Containing 26.3714 Acres of Land, of which 14.8373 acres are located in Collin County and 11.5341 acres located in Dallas County.

EXHIBIT "B"

PLANNED DEVELOPMENT NO. _____, SACHSE, TEXAS

_____ - D. HERRING SURVEY, ABSTRACT NO. 626

ZONING DISTRICT BASE *SEE NOTE #1	LOT AREA (SQ. FT.) *SEE NOTE #2	MINIMUM HOUSE AREA (SQ. FT.)	MINIMUM WIDTH AT HOUSING LINE (FEET)	MINIMUM DEPTH (FEET)
R-2	15,000	1,800	100'	110'
R-3	12,000	1,800	80'	110'
R-4	10,000	1,500	66'	110'

NOTE #1: Except as noted by this Exhibit, the zoning requirements for this Planned Development District shall be governed by the indicated zoning district of City of Sachse Ordinance #166.

NOTE #2: Min. 15,000 sf lot - 1,800 sf house will be placed on Lot 1, Blk. A, and Lots 1 thru 4, Blk. C. 5 Lots
 " 12,000 sf lot - 1,800 sf house will be placed on Lots 2 thru 3, Blk. A, and Lots 5 thru 9, Blk. C. 7 Lots
 " 10,000 sf lot - 1,500 sf house will be placed on Lots 4 thru 11, Blk. A, and Lots 10 thru 23 Blk. C and 61 Lots
 all Lots in Blk. B, D. Total = 73 Lots

NOTE #3: All Lots without alleys shall be side or rear entry garages with minimum 80 foot lot width.

Ordinance No. 371, City of Sachse, Texas

Section 3. That all construction within this Planned Development District shall be consistent with City of Sachse Subdivision Ordinances and Specifications adopted for such purpose at the time this ordinance is enacted.

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 for 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. 5 for single family dwellings, this Ordinance shall take effect immediately from and after its passage, in accordance with the provisions of this Charter of the City of Sachse and it is accordingly so ordained.

PASSED on this 14th day of APRIL, 1984.

Jim Adams
Mayor, City of Sachse

Attest: Sue Lynes
City Secretary, City of Sachse

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 " 10,000 sf lot - 1,500 sf house will be placed on Lots 4 thru 11, Blk. A, and Lots 10 thru 23 Blk. C and
 all Lots in Blk. B, D. $\frac{61 \text{ Lots}}{73 \text{ Lots}}$

NOTE #3: All Lots without alleys shall be side or rear entry garages with minimum 80 foot lot width.