

ORDINANCE NO. 3893

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, CORRECTING ORDINANCE NO. 377 ADOPTED ON MAY 21, 1984 CREATING A PLANNED DEVELOPMENT DISTRICT, TO CORRECT A SCRIVENER'S ERROR IN THE PLANNED DEVELOPMENT DISTRICT NUMBER FROM PLANNED DEVELOPMENT DISTRICT 4 (PD-4) TO PLANNED DEVELOPMENT DISTRICT 6 (PD-6); AND BY AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED; BY AMENDING AND RESTATING ORDINANCE NO. 377 CREATING PLANNED DEVELOPMENT DISTRICT 6 (PD-6) FOR SINGLE-FAMILY DWELLINGS, ON ±27.30 ACRES OF LAND OUT OF THE DANIEL HERRING SURVEY, ABSTRACT 626, WHICH IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND THE DEVELOPMENT PLAN ATTACHED AS EXHIBIT "B"; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Sachse, Texas adopted Ordinance No. 377 on May 21, 1984, amending the Comprehensive Zoning Ordinance and Map by creating a Planned Development District ; and

WHEREAS, a scrivener's error was made in the numbering of the Planned Development District; and

WHEREAS, the City Council has determined that Ordinance No. 377 shall be amended to correct a scrivener's error by renumbering Planned Development District 4 (PD-4) to Planned Development District 6 (PD-6);

WHEREAS, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with state laws applying to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Sachse is of the opinion that said comprehensive Zoning Ordinance should be amended as provided herein;

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby further amended by creating Planned Development District 6 (PD-6) for single-family dwellings, on ±27.30 acres of land out of the Daniel Herring Survey, Abstract No. 626, and being more particularly described by metes and bounds in Exhibit “A”, attached hereto and incorporated herein by reference.

SECTION 2. Planned Development 6 (PD-6) for single family dwellings as more particularly described in Exhibit “A” is approved and grated upon the following express conditions, and adopted as part of the City of Sachse Zoning Ordinances:

- (1) **Development Plan.** The Development Plan is attached hereto as Exhibit “B” and incorporated herein by reference. The Development Plan is composed of one (1) plat for the development titled “Hollandia Village, Preliminary Plat”. All development shall be in general conformance with Exhibit “B” and its attachments.
- (2) **Development Schedule.** Development within Planned Development District 6 (PD-6) 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 of Dallas County, Texas.
- (4) **Uses.** All lots shown on Planned Development District 6 (PD-6) 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”.

SECTION 3. That to the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Sachse governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 4. That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction 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 such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the 5 day of November, 2018.

APPROVED:



Cullen King
Mayor Pro Tem

DULY ENROLLED:

Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr.
City Attorney
(10-23-2018:TM103694)

EXHIBIT "A"

LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land in the Counties of Dallas and Collin, State of Texas, being out of the Daniel Herring Survey, Abstract No. 626, and being a part of a 27.30 acre tract of land conveyed to Edgar A. Wharton ET UX by Nellie Skinner recorded in Volume 2311, Page 297, Dallas County Deed Records and being more particularly described as follows:

Beginning at a point for corner, said point being the Northeast corner of said 27.30 acre tract and the Northwest corner of a 26.00 acre tract of land conveyed to Orvell F. Mathews and wife, Leona, by Nellie Skinner recorded in Volume 3570, Page 170, Dallas County Deed Records;

THENCE: SOUTH 1620.92 feet to a point in the center of Blackburn Street (60' ROW).

THENCE: S 89 deg. 35 min. 11 sec. W 721.00 feet along the center of Blackburn Street to a point for corner, iron stake off-set in ROW.

THENCE: NORTH 1621.00 feet to an iron stake for corner.

THENCE: N 89 deg. 35 min. 34 sec. E 721.00 feet to the Place of Beginning and containing 26.830 acres of land including 0.497 acre of road easement.

EXHIBIT "B"
Planned Development No. 6, Sachse, Texas
Hollandia Village - 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-2	12,000	1,800	100'	110'
R-3	10,000	1,500	65'	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: 15,000 sf lot - 1,800 sf house will be placed on Lots 1 thru 5 Blk. A, and lot 1 Blk. R. - 6 lots
 Front Building line will be 40'. These are to meet R-2 zoning.

12,000 sf lot - 1,800 sf house will be placed on Lots 6 thru 15 Blk. A, and lots 2 thru 6 Blk. B. These are to meet R-3 zoning with exception of section 4.3 building regulations to meet R-2 section 3.3 building regulations. -15 lots

10,000 sf lot - 1,500 sf house will be placed on Lots 16 thru 40 Blk. A, all lots Blk. C, D, and E. These are to meet R-4 zoning with the exception of section 5.3 building regulations to meet R-3 section 4.3 building regulations. -54 lots
 75 lots total

Note #3: All garages shall be rear or side entry and their driveways shall originate from the alleys.

Note #4: All utilities shall be underground.