

ORDINANCE NO. 1498

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACHSE, TEXAS AS HERETOFORE AMENDED, SO AS TO GIVE THE HEREINAFTER DESCRIBED TRACT OF LAND "PD - PLANNED DEVELOPMENT ZONING"; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION AND PROVIDING FOR AN EFFECTIVE DATE.

An Ordinance amending 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. 13 for single family family dwellings, that Planned Development District No. 13 shall be granted with reference to the property described in Exhibit "A";, subject, however, to the special conditions hereinafter more fully expressed.

WHEREAS, the Planning and Zoning 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, TEXAS;

SECTION I.

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. 13, for single family dwellings.

SECTION II.

That this Planned Development District No. 13 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). Subdivision Plat: A subdivision plat, meeting the requirements of the City of Sachse Subdivision Ordinances shall be submitted. Said plat shall be filed for record with the County Clerk.
- (2). Uses: The uses shall conform to the requirements listed in Exhibit "B".

SECTION III.

That all ordinances of the City of Sachse in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other provisions of the ordinances of the City of Sachse not in conflict with the provisions of the ordinance shall remain in full force and effect.

SECTION IV.

That the provisions of this ordinance are severable, so that the invalidity of one or more provisions shall not affect the validity of those valid portions.

SECTION V.

That the above-described tract of land shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and as amended herein by the granting of this zoning classification.

SECTION VI.

Whenever in this ordinance an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such ordinance, the doing of an act is required or the failure to do any act is declared to be unlawful, the violation of any such provision shall be punished by a fine as provided in Chapter 1, Section 7 of the City of Sachse Code of Ordinances provided, that no penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State. Each day any violation of this ordinance shall continue shall constitute a separate offense.

SECTION VII.

The fact that it appears that the above described property required that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Sachse, creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage, and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council on this the 18th day of August, 1997.

APPROVED:


MAYOR

ATTEST:

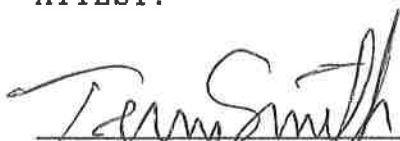

CITY SECRETARY

Exhibit "A"

For a residential development at Maxwell Creek Road and Ranch Road, (Elizabeth Sachse Survey Abstract No. 802, a 40.00 acre tract of which 2.6 acres lies within the margins of public roads, leaving a net of 37.40 acres of land, Volume 835, Page 55, Land Records, Collin County.

Exhibit "B"

The uses shall conform to the following single family residential requirements:

Minimum Lot Size: 8400 s.f.

Minimum Building Size: No less than 25% of lots 1600 s.f.
minimum size
The remaining lots 1500 s.f. minimum
size