

ORDINANCE NO. 1841

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING DISTRICT MAP, TO CHANGE THE ZONING OF A TRACT ON 110.93 ACRES OF LAND, MORE OR LESS, AS DESCRIBED IN EXHIBITS "A" AND "B," FROM C1-NEIGHBORHOOD SHOPPING, AG-AGRICULTURAL, R2 AND R8.4-RESIDENTIAL TO PLANNED DEVELOPMENT DISTRICT NO. 17 (JACKSON MEADOWS); PROVIDING FOR DEVELOPMENT CONDITIONS; PROVIDING FOR THE APPROVAL OF A DEVELOPMENT PLAN; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Planning and Zoning Commission of the City of Sachse and the City Council of the City of Sachse, in compliance with the rules and regulations of the City of Sachse and the State of Texas, have given the requisite notices by publication and otherwise, and after holding due hearing and affording a full and fair opportunity 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 Exhibits "A" and "B," the City Council of the City of Sachse has concluded that the Comprehensive Zoning Ordinance and Zoning District Map of the City of Sachse, as previously amended, should be amended;

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning District Map of the City of Sachse as enacted by the City Council be, and the same are hereby amended as they apply to the property described in Exhibits "A" and "B," by changing the zoning from C1-Neighborhood Shopping, AG-Agricultural, R2 and R8.4-Residential, to Planned Development District No. 17 (Jackson Meadows), for Single Family Residential uses.

SECTION 2. That the property in Planned Development District No. 17 for Single Family dwellings, on the property further described in Exhibits "A" and "B" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance

and the Development Standards which are attached hereto as Exhibit "C," and incorporated herein for all purposes.

**SECTION 3.** That the property shall be developed in accordance with the Development Plan, which is attached hereto as Exhibit "D," and incorporated herein for all purposes.

**SECTION 4.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, or of the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Comprehensive Zoning Ordinance, as amended hereby, which shall remain in full force and effect.

**SECTION 5.** That all provisions of the Comprehensive Zoning Ordinance of the City of Sachse, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 6.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, 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 of this ordinance or of the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and shall be subject to a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense, and each and every day said violation is continued shall constitute a separate offense.

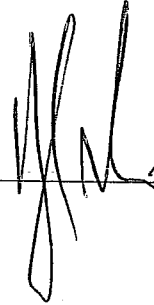
**SECTION 8.** This ordinance shall take effect immediately from and after its passage, and publication of the caption, as the law and charter in such cases provide.

**DULY APPROVED AND PASSED** by the City Council of the City of Sachse, Dallas

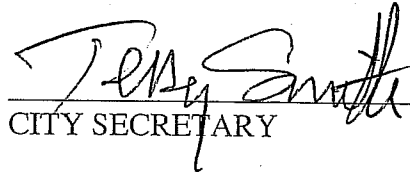
County, Texas on the 16 day of April, 2001.

APPROVED:

\_\_\_\_\_  
MAYOR



ATTEST:

  
\_\_\_\_\_  
CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY  
(JCM/jld 04/10/2001)(39926)

# ZONING EXHIBIT Exhibit "A"

HERZOG DEVELOPMENT CORPORATION  
ROBERT McCULLOUGH SURVEY, ABSTRACT NO. 928  
CITY OF SACHSE, DALLAS COUNTY, TEXAS

## Legal Description 110.93 Acres

tract of land situated in the McKinney and Williams Survey, Abstract No. 1000 and the Survey, Abstract No. 1386, Dallas County, Texas and being more particularly as follows:

the southeast corner of that certain tract of land as conveyed to Santi Thedford by deed in Volume 96222, Page 3179 of the Deed Records, Dallas County, Texas, said corner a west line of the Children's Medical Center of Texas tract, as recorded in Volume 2702 of the Deed Records, Dallas County, Texas;

89°28'34" West, along the south line of said Thedford tract, said line being along the Texas Estates Phase 1, an addition to the City of Sachse, according to the Map thereof Volume 96056, Page 4384 of the Deed Records, Dallas County, Texas and the northward Grove Estates, an addition to the City of Sachse, according to the Map thereof Volume 99096, Page 70, Deed Records, Dallas County, Texas, a distance of 1,887.85 feet for corner;

0°27'33" West, along an east line of said Orchard Grove Estates, a distance of 79.94 feet for corner;

60' Wide R.

89°40'23" West, along a north line of said Orchard Grove Estates, a distance of to a point on the east line of Maple Shade Avenue for corner;

0°27'33" West, along the east line of Maple Shade Avenue, a distance of 3.38 feet to the north line of said Orchard Grove Estates for corner;

89°40'23" West, along a north line of said Orchard Grove Estates, a distance of to a point on the east line of Miles Road;

Sachse Assembly Vol. 9, Page 257, Deed Records, Dallas County, Texas;

0°27'33" West, along the east line of Miles Road, a distance of 758.14 feet to a point on the north line of a 170 foot wide easement to Texas Municipal Power Agency recorded in Volume 9, Page 257, Deed Records, Dallas County, Texas;

78°17'59" East, along the south line of said easement, a distance of 700.61 feet to a point on the east line of Miles Road;

89°42'33" East, continuing along the south line of said easement, a distance of to a point in the east line of a 17.001 acre tract of land conveyed to Merlin Schwenk and wife Schwenk recorded in Volume 75035, Page 1308, Deed Records, Dallas County, Texas;

0°40'59" West, along the east line of said 17.001 acre tract, a distance of 610.00 feet to the southwest corner of a 6.332 acre tract of land conveyed to Merlin Schwenk and wife Schwenk recorded in Volume 71116, Page 1513, Deed Records, Dallas County, Texas;

89°44'20" East, along the south line of said 6.332 acre tract of land, a distance of to a point for corner;

4°01'04" East, a distance of 451.73 feet to a point for corner in the north line of said tract, said point being a corner of a 66.612 acre tract of land conveyed to Getha Lane Inc., recorded in Volume 86223, Page 2318, Deed Records, Dallas County, Texas;

89°36'38" West, a distance of 254.23 feet for corner in the east line of Getha Lane;

0°18'23" West, along the East line of said Getha Lane, a distance of 809.14 feet to a point in the northwest corner of said 66.612 acre tract, said point also being the southwest corner of a 10 acre tract recorded in Volume 86237, Page 1042, Deed Records, Dallas County, Texas;

89°57'41" East, along the north line of said 66.612 acre tract, a distance of 60.00 feet for corner;

89°47'49" East, continuing along the north line of said 66.612 acre tract, a distance of to a point for corner being the northeast corner of said 66.612 acre tract and being the northeast corner of said called 10 acre tract;

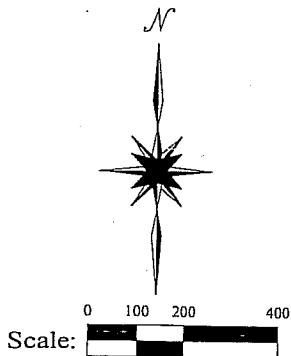
1°03'49" West, along the east line of said tract and the west line of Heritage Country addition to the City of Sachse, recorded in Volume 84084, Page 1646 of the Map of Dallas County, Texas, a distance of 712.52 feet to a point for corner, said point being the northeast corner of a 13.50 acre tract conveyed to Tommie Malone, recorded in Volume 68009, Deed Records, Dallas County, Texas;

1°10'02" West, along said East line of said 66.612 acre tract and the west line of said tract and the west line of a 17.12 acre tract conveyed to Mildred Barnett, recorded in Volume 9, Page 259, Deed Records, Dallas County, Texas, a distance of 1,513.99 feet to a point for corner being the southeast corner of said 66.612 acre tract, said point also being the northeast corner of a 10 acre tract conveyed to Billy E. Smith and wife, Carol L. Smith, recorded in Volume 69072, Page 468, Deed Records, Dallas County, Texas;

89°42'35" West, along the south line of said 66.612 acre tract and the north line of said tract and the north line of Children's Medical Center of Dallas, a distance of 510.09 feet to a point in the northwest corner of said Children's Medical Center of Dallas tract, said point being the northwest corner of a 10 acre tract of land conveyed to James T. Arnold and wife Mary Belle Arnold recorded in Volume 5774, page 221, Deed Records, Dallas County, Texas;

0°27'33" East, along the east line of said Arnold tract, a distance of 166.67 feet to a point in the southeast corner of said Arnold tract and the northeast corner of said Thedford tract;

0°01'27" West, along the east line of said Thedford tract, a distance of 472.12 feet to the BEGINNING and containing 110.93 acres more or less.



Sachse Assembly of God

Sachse Assembly  
Vol. 9, Page 257, Deed Records, Dallas County, Texas;

Park Lake Estates Ph. 3  
Vol. , Pg.  
M.R.D.C.T.

Park Lake Estates Ph. 4  
Vol. , Pg.  
M.R.D.C.T.

Jin Hwan Jang, Frances Chang,  
and Judy Yuh-Pung Lee  
Vol. 9803, Page 4204  
D.R.D.C.T.

Miles Road - N 0°27'33" W - 758.14'

Texas 170' W  
N 78°17'59" E - 700.61'

N 89°28'34" W - 1

N 0°27'33" W

S 89°40'23" W

N 0°27'33" W

**Exhibit "B"**

**Legal Description  
110.93 Acres**

Being a tract of land situated in the McKinney and Williams Survey, Abstract No. 1000 and the Samuel Sloan Survey, Abstract No. 1386, Dallas County, Texas and being more particularly described as follows:

BEGINNING at the southeast corner of that certain tract of land as conveyed to Santi Thedford by deed recorded in Volume 98222, Page 3179 of the Deed Records, Dallas County, Texas, said corner being in the west line of the Children's Medical Center of Texas tract, as recorded in Volume 76002, Page 2702 of the Deed Records, Dallas County, Texas;

Thence North 89°28'34" West, along the south line of said Thedford tract, said line being along the north line of Texas Estates Phase 1, an addition to the City of Sachse, according to the Map thereof recorded in Volume 96056, Page 4384 of the Deed Records, Dallas County, Texas and the north line of Orchard Grove Estates, an addition to the City of Sachse, according to the Map thereof recorded in Volume 99096, Page 70, Deed Records, Dallas County, Texas, a distance of 1,887.85 feet to a point for corner;

Thence North 0°27'33" West, along an east line of said Orchard Grove Estates, a distance of 79.94 feet to a point for corner;

Thence South 89°40'23" West, along a north line of said Orchard Grove Estates, a distance of 112.77 feet to a point on the east line of Maple Shade Avenue for corner;

Thence North 0°27'33" West, along the east line of Maple Shade Avenue, a distance of 3.38 feet to a point on the north line of said Orchard Grove Estates for corner;

Thence North 89°40'23" West, along a north line of said Orchard Grove Estates, a distance of 165.01 feet to a point on the east line of Miles Road;

Thence North 0°27'33" West, along the east line of Miles Road, a distance of 758.14 feet to a point in the south line of a 170 foot wide easement to Texas Municipal Power Agency recorded in Volume 81039, Page 257, Deed Records, Dallas County, Texas;

Thence North 78°17'59" East, along the south line of said easement, a distance of 700.61 feet to an angle point thereof;

Thence South 89°42'33" East, continuing along the south line of said easement, a distance of 635.25 feet to a point in the east line of a 17.001 acre tract of land conveyed to Merlin Schwenk and wife Dolores Schwenk recorded in Volume 75035, Page 1308, Deed Records, Dallas County, Texas;

Thence North 0°0'59" West, along the east line of said 17.001 acre tract, a distance of 610.00 to a point being the southwest corner of a 6.332 acre tract of land conveyed to Merlin Schwenk and wife Dolores Schwenk recorded in Volume 71116, Page 1513, Deed Records, Dallas County, Texas;

Thence North 89°44'20" East, along the south line of said 6.332 acre tract of land, a distance of 156.24 feet to a point for corner;

Thence North 4°01'04" East, a distance of 451.73 feet to a point for corner in the north line of said 6.332 acre tract, said point being a corner of a 66.612 acre tract of land conveyed to Getha Lane Properties, Inc., recorded in Volume 86223, Page 2318, Deed Records, Dallas County, Texas;

Thence South 89°36'38" West, a distance of 254.23 feet for corner in the east line of Getha Lane;

Thence North 0°18'23" West, along the East line of said Getha Lane, a distance of 809.14 feet to a point being the northwest corner of said 66.612 acre tract, said point also being the southwest corner of a called 10 acre tract recorded in Volume 86237, Page 1042, Deed Records, Dallas County, Texas;

Thence North 89°57'41" East, along the north line of said 66.612 acre tract, a distance of 60.00 feet to a point;

Thence South 89°47'49" East, continuing along the north line of said 66.612 acre tract, a distance of 1,416.82 feet to a point for corner being the northeast corner of said 66.612 acre tract and being the southeast corner of said called 10 acre tract;

Thence South 1°03'49" West, along the east line of said tract and the west line of Heritage Country Estates, an addition to the City of Sachse, recorded in Volume 84084, Page 1646 of the Map Records, Dallas County, Texas, a distance of 712.52 feet to a point for corner, said point being the northwest corner of a 13.50 acre tract conveyed to Tommie Malone, recorded in Volume 68009, Page 247, Deed Records, Dallas County, Texas;

Thence South 1°10'02" West, along said East line of said 66.612 acre tract and the west line of said Malone tract and the west line of a 17.12 acre tract conveyed to Mildred Barnett, recorded in Volume 68009, Page 259, Deed Records, Dallas County, Texas, a distance of 1,513.99 feet to a point for corner being the southeast corner of said 66.612 acre tract, said point also being the southwest corner of a called 10 acre tract conveyed to Billy E. Smith and wife, Carol L. Smith, recorded in Volume 69072, Page 468, Deed Records, Dallas County, Texas;

Thence North 89°42'35" West, along the south line of said 66.612 acre tract and the north line of said tract of land conveyed to Children's Medical Center of Dallas, a distance of 510.09 feet to a point being the northwest corner of said Children's Medical Center of Dallas tract, said point being the northeast corner of a 10 acre tract of land conveyed to James T. Arnold and wife Mary Belle Arnold, recorded in Volume 5774, page 221, Deed Records, Dallas County, Texas;

Thence South 0°27'33" East, along the east line of said Arnold tract, a distance of 166.67 feet to a point being the southeast corner of said Arnold tract and the northeast corner of said Thedford tract;

Thence South 0°01'27" West, along the east line of said Thedford tract, a distance of 472.12 feet to the POINT OF BEGINNING and containing 110.93 acres more or less.

**EXHIBIT "C"**  
**JACKSON MEADOWS**  
**PLANNED DEVELOPMENT DISTRICT**  
**DEVELOPMENT STANDARDS**  
**CITY OF SACHSE, TEXAS**

**1.0 PLANNED DEVELOPMENT DISTRICT**

**1.01 Purpose:**

The purpose of this Planned Development District is to provide for flexibility in the combination of allowed uses while insuring appropriate land use regulations and development standards. Each permitted use is planned, developed or operated as an integral land use unit while providing flexibility in the use and design of land and buildings where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood. While flexibility is given to provide special restrictions which allow for innovative concepts in land utilization and development not otherwise permitted, procedures are established to insure against misuse of the increased flexibility.

2.0 **PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL**  
**Tract A-1**

2.01 **General Description:**

The single family residential tract is intended to accommodate a variety of single family residential uses. Development standards for each of the housing types are outlined within this text.

2.02 **Permitted Uses:** Land uses permitted within residential areas, indicated as Tract A-1 on Exhibit "A", are as follows:

- a. Residential units as described herein.
- b. Uses permitted as referenced in Article 3, Section 2.2 of the City of Sachse Zoning Ordinance, Ordinance No. 1255, as it currently exists.
- c. Private or public recreation facilities.
- d. Churches/rectories, but not including mission tents or revival tents.
- e. Day care centers.
- f. Utility distribution lines and facilities.
- g. Parks, linear greenbelt areas, trails and walkways, playgrounds and neighborhood recreation facilities, including, but not limited to, swimming pools, clubhouse facilities and tennis courts.
- h. Fire stations and public safety facilities.
- i. Real estate sales offices and model homes during the development and marketing of the residential areas.
- j. Directional signs pertaining to the development.
- k. Accessory buildings which are not a part of a main building, including one private garage, or accessory buildings which are a part of a main building, including one private garage customarily incidental to the permitted uses.
- l. Temporary buildings, temporary signs, and uses incidental to construction work on the premises, which shall be removed upon completion.
- m. Uses similar to the above mentioned permitted uses, provided, however, that the City Council shall approve said use prior to the issuance of a building permit.
- n. Parking lot required to serve the uses permitted in this district. All single family dwelling districts shall have concrete surface pavement required for all applications.



- o. Concrete batch plant, temporary during construction when permitted by code enforcement.

2.03 **Density:** The overall maximum allowed residential units for Tract A-1 shall not exceed 332 units. The number of lots by type are as follows:

R-15.0	50
R-13.5	56
R- 8.4	69
R- 7.2	9
R- 6.0	148
<hr/>	
Total	332

2.04 **Garage, Parking and Driveway Requirements:** Garage, parking and driveway requirements for single family development areas shall be as follows:

- a. Two (2) off-street parking spaces shall be provided on the same lot as the main structure. In addition with this requirement, a two (2) car garage shall be provided for each unit. Garage parking shall be behind the front building line. The entrance to any attached or detached garage shall be allowed to face any street subject to paragraph 2.04(c) below. Any garage structure shall have a minimum of twenty (20) feet from the property line to the closed garage door except for the R-15.0 and R-13.5 categories.
- b. No parking space, garage or other automobile storage space or structure shall be used for storage of any heavy load vehicle.
- c. No driveway entrances shall be allowed to be constructed on the side or rear lot line adjacent to any major thoroughfare (minimum eighty (80) foot right-of-way to maximum one hundred forty (140) foot right-of-way.
- d. All homes constructed in the R-15.0 Single Family and R-13.5 Single Family categories will have swing entry garages.

2.05 **Building Materials:** The building materials requirements shall be as follows:

- a. A minimum of seventy-five (75) percent of the total exterior wall surfaces of all main buildings shall have an exterior finish of stone, brick, or other masonry veneer. If there is a window or door, including garage doors, that is on a wall with masonry on both sides, then it can count as part of the masonry requirement. If there is wood siding around the window, door or garage door, it counts as wood siding. Regarding gables, if the gable is in front of an attic space, it is exempt from masonry requirement. If the

gable is in front of a living space, it is considered into the calculation of masonry.

- b. Detached, freestanding garages, whether attached to the main building by a covered walkway or not, shall have a minimum of seventy-five percent (75%) of the total exterior wall surface be of an exterior finish of stone, brick or other masonry veneer.
- c. If a detached garage is constructed on a corner lot or has sides adjacent to any street or thoroughfare that is not screened by a masonry screening wall, then seventy-five percent (75%) of the garage structure must be of same masonry material as the residence.

**2.06 R-15.0 Single Family:** R-15.0 Single Family units are single family, detached housing units having access and frontage on a public street. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building shall be two thousand two hundred (2,200) square feet, exclusive of garages, breezeways and porticos.
- b. **Lot Area:** The minimum area of any lot shall be fifteen thousand (15,000) square feet.
- c. **Lot Coverage:** In no case shall more than thirty five percent (35%) of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be eighty (80) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of seventy (70) feet at the front building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred fifty (150) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at midpoints on front and rear lot lines, of one hundred thirty (130) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be thirty (30) feet except for lots facing Getha Lane which shall be fifty (50) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be ten percent (10%) of the lot width with a maximum width of eight (8) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet. The

minimum side yard on a key lot shall be the same as the front yard setback on the adjacent street.

- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

2.07 **R-13.5 Single Family:** R-13.5 Single Family units are single family, detached housing units, having access and frontage on a public street. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, shall be two thousand (2,000) square feet, exclusive of garages, breezeways and porticos.
- b. **Lot Area:** The minimum area of any lot shall be thirteen thousand five hundred (13,500) square feet.
- c. **Lot Coverage:** In no case shall more than thirty five percent (35%) of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be seventy (70) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty (60) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred twenty (120) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at midpoints on front and rear lot lines, of one hundred ten (110) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be thirty (30) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be ten percent (10%) of the lot width with a maximum of seven (7) feet. A side yard adjacent to a street shall be a minimum of fifteen (15). The minimum side yard on a key lot shall be the same as the front yard setback on the adjacent side street.

- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, and twenty (20) feet if adjacent to open space or park area.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

2.08 **R-8.4 Single Family:** R-8.4 Single Family units are single family, detached housing units, having access and frontage on a public street. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:
 

30% of the dwellings	2,000 square feet
40% of the dwellings	1,900 square feet
30% of the dwellings	1,800 square feet
- b. **Lot Area:** The minimum area of any lot shall be eight thousand four hundred (8,400) square feet.
- c. **Lot Coverage:** In no case shall more than forty percent (40%) of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be seventy (70) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty (60) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at midpoints on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum front yard depth of fifteen (15) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet. The minimum side yard on a key lot shall be the same as the front yard setback on the adjacent side street.

- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, and twenty (20) feet if adjacent to open space or park area.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

2.09 **R-7.2 Single Family:** R-7.2 Single Family units are single family, detached housing units, having access and frontage on a public street. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:
 

30% of the dwellings	1,800 square feet
40% of the dwellings	1,600 square feet
30% of the dwellings	1,500 square feet
- b. **Lot Area:** The minimum area of any lot shall be seven thousand two hundred (7,200) square feet.
- c. **Lot Coverage:** In no case shall more than forty five percent (45%) of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be sixty (60) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty (50) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at midpoints on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum front yard depth of fifteen (15) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet. The minimum side yard on a key lot shall be the same as the front yard setback on the adjacent street.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty (20) feet if the rear yard is adjacent to another residential lot, and fifteen (15) feet if

adjacent to open space or park area. If the rear lot line abuts a dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet.

- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

2.10 **R-6.0 Single Family:** R-6.0 Single Family are single family, detached housing units, having access and frontage on a public street. Building and area requirements for single family detached units are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

50% of the dwellings	1,600 square feet
50% of the dwellings	1,500 square feet
- b. **Lot Area:** The minimum area of any lot shall be six thousand (6,000) square feet.
- c. **Lot Coverage:** In no case shall more than fifty percent (50%) of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be fifty (50) feet at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of forty five (45) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at midpoints on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum front yard depth of fifteen (15) feet.
- g. **Side Yard:** The minimum side yard for single family detached units shall be five (5) feet on each side of the lot. A side yard adjacent to a street shall be a minimum of fifteen (15) feet. The minimum side yard on a key lot shall be the same as the front yard setback on the adjacent side street.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty (20) feet if the rear yard is adjacent to another residential lot, and fifteen (15) feet if

adjacent to open space or park area. If the rear lot line abuts a dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet.

- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

## 2.11 General Requirements:

- a. **Curvilinear Streets:** Existing topographic and physical site features allow for curvilinear streets to be constructed within portions of the residential tracts. This does not mandate that all residential streets be curvilinear or that all residential tracts or plats will incorporate the use of curvilinear streets. The conceptual plan will provide for at least twenty five percent (25%) of all streets to be curvilinear.
- b. **Outside Storage:** Provisions allowing for outside storage within the tract(s) covered by this ordinance are as follows:
  1. Prohibition: A person commits an offense if he or she keeps, maintains or stores, outside of a building, on any property zoned for single family use, any personal property which is visible from a public street or alley, or is visible from private property which is under separate ownership, including but not limited to household items, building materials, automotive parts, equipment, etc., without proper screening and located in allowed outside storage areas only. It shall not be a defense to prosecution that such items were covered with a tarp or similar covering.
  2. Exception: It is not an offense to keep, store or maintain personal property customarily found outside of a building on property zoned for single family use such as lawn furniture, dog houses, landscape containers, etc.
  3. Parties Responsible: The owner (or owners) and persons in control of such residentially zoned property are responsible for violations of this subsection.
- c. **Landscaping And Sodding Of Yards:** The front and rear yard of each home will be sodded with a landscape package being planted in the front yard consisting of eight (8) shrubs and one (1) tree having a two (2) inch minimum caliper. The trees will be selected from or equal to the species listed as "Large Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996. The front and rear yards of each home shall be irrigated.

- d. **Number of Homes by Minimum Dwelling Unit Size:** The number of homes by minimum dwelling unit size are as follows:

1500 to 1599 s.f.	77
1600 to 1799 s.f.	77
1800 to 1899 s.f.	24
1900 to 1999 s.f.	27
2000 to 2099 s.f.	77
2200+ s.f.	50
	<hr/>
	332

- e. **Homeowner Association:** A homeowner association will be established prior to the recording of the initial final plat. The homeowner association will be responsible for the maintenance of all common areas deeded to the association and will authorize the City to maintain the common areas in the event the homeowners association fails to do so, with all the rights of the homeowners association. The restrictive covenants and homeowner association rules will be submitted to the City for approval with the submission of the final plat. The restrictive covenants will be recorded prior to the sale of the first lot.



### 3.0 PLANNED DEVELOPMENT - GENERAL CONDITIONS

- 3.01 **Conformance to the Sachse Zoning Ordinance:** Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the City of Sachse Zoning Ordinance, Ordinance No. 1255, as it presently exists.
- 3.02 **General Compliance:** Except as amended by these conditions, development of property within this Planned Development must comply with the requirements of all ordinances, rules and regulations of the City of Sachse as they presently exist.
- 3.03 **Corner Visibility Easements:** A corner visibility easement shall be maintained at the intersection of streets. This easement shall be kept clear of all structures or other visual obstructions located between two (2) feet six (6) inches and six (6) feet in height above the top of curb of the adjacent street. The easement is defined by a line connecting two points on perpendicular or perpendicularly adjacent lot lines, said points being located twelve (12) feet on one street and sixty (60) feet on the adjoining street from the intersecting lot corner in both directions.
- 3.04 **Maintenance of Common Facilities:** Prior to the issuance of a building permit for the initial phase of development, a property owner's association, membership association or other entity shall be formed that will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the development. The city shall be under no obligation for operation or maintenance of the above facilities without prior city acceptance and approval.
- 3.05 **Screening Wall/Fence:**
- a. Unless otherwise approved by the City Council or their designee, a screening wall/fence shall be provided along the side or rear lot lines adjacent to major thoroughfares (Miles Road). The screening wall shall be constructed of pvc, fiberglass, stone, stucco, brick, concrete block, concrete, wrought iron or similar materials, or any combination thereof. The use of pvc or fiberglass will require masonry columns at a maximum spacing of thirty (30) feet. The location of screening walls shall be submitted for approval with the Preliminary Plat. Construction plans are to be included as a part of the public works civil engineering plan at time of final plat approval.
  - b. A screening fence shall be required for the storage of a recreation vehicle, travel trailer, boat or similar equipment. The screening fence shall be constructed of wood or masonry and shall be a minimum of six (6) feet in height and be in accordance with all applicable city ordinances.

- c. The developer shall construct a six (6) foot high fence on metal posts along the north property line from the front building line for Getha Lane to the northeast corner of the property and along the east property line from the northeast corner to the southwest corner of Heritage Country Estates. The fence may be constructed of wood, wrought iron or pvc. If a wood fence is constructed, the fence will be constructed on metal posts. The fence shall be constructed prior to the issuance of any building permits for the lots adjacent to the two above described property lines.

**3.06 Street Design Standards:** All paved areas, permanent drives, streets, (dedicated or private) and drainage structures must be constructed in accordance with standard City of Sachse specifications as they presently exist. However, the following criteria shall apply:

- a. The minimum centerline radius for a secondary thoroughfare (minimum sixty (60) foot right-of-way) shall be two hundred fifty (250) feet and a minor residential street (minimum 50 foot right-of-way) shall be one hundred fifty (150) feet.
- b. A cul-de-sac shall not be longer than six hundred (600) feet.

**3.07 Fences:** Fence requirements are as follows:

- a. All fences within ten (10) feet of the open space along the electric transmission line shall be a four (4) foot wrought iron fence. Any deviation from, or addition to, the four (4) foot wrought iron fence must be approved by the Architectural Control Committee.
- b. Fences within the single family residential areas, other than those fences described in Paragraph 3.08(a) above, may be constructed of wood or masonry and shall be a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Any wood fence facing a public street shall have the board side of the fence toward the street.

**3.08 Irrigation Requirements:** The grass and shrub areas of the primary subdivision entrance shall be irrigated.

**3.09 Permits and Certificates of Occupancy:** The Building Official shall not issue a building permit or a certificate of occupancy for a use in a phase of this Planned Development District until there has been full compliance with these conditions, the construction codes and all other rules and regulations of the City of Sachse as they presently exist and are applicable to that phase.

**3.10 Sidewalks and Handicap Ramps:** Sidewalks and handicap ramps at street intersections adjacent to lots on secondary thoroughfares and residential streets shall be constructed by the builder at the time of home construction.