

ORDINANCE NO. 1949

Parkwood  
Ranch P.D.

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" FOR A RESIDENTIAL DEVELOPMENT; 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. 21 for single family dwellings, that Planned Development District No. 21 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 laws of the State of Texas and with the provisions of the Comprehensive Zoning Ordinance of the City of Sachse, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and 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 Comprehensive Zoning Ordinance of the City of Sachse, Texas, be and the same is hereby amended by amending the Zoning Map of the City of Sachse, Texas, so as to give the following described property and PD (Planned Development) Zoning for a residential development. That property is described as follows, to wit:

Being a 64.63-acre tract of land situated in the E. Sachse Survey, Abstract #802 and the James Cumba Survey, Abstract #243, Collin County, Texas.

City of Sachse, Collin County, and being further evidenced by the attached Zoning Exhibits "A", "B" and "C".

**SECTION II.**

That this Planned Development District No. 21 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", as attached.

**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.**

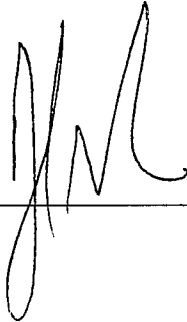
That any person violating or attempting to violate any provision of this ordinance shall be subject to the penalties and provisions contained in Section 7, "General Penalty for Violations of Code", of Chapter 1, "General Provisions", of the Code of Ordinances, City of Sachse, as amended, as if such Section was contained herein.

SECTION VII.

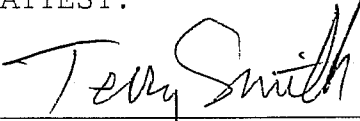
The fact that it appears that the above described property required that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Sachse, creates an urgency and an emergency in the preservation 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 and charter in such cases provides.

DULY PASSED by the City Council on this the 15 day of July, 2002.

APPROVED:

  
\_\_\_\_\_  
MAYOR

ATTEST:

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

**EXHIBIT "A"**  
**BOUNDARY DESCRIPTION**  
**64.632 ACRES**  
**PARKWOOD RANCH**  
**COLLIN COUNTY, TEXAS**

Being a 64.63-acre tract of land situated in the E. Sachse Survey, Abstract No. 802 and the James Cumba Survey, Abstract No. 243, Collin County, Texas, said tract being all of that certain 15.97 acre tract conveyed to Harlan Properties, Inc., recorded in County Clerk's File No. 99-0097370, all of that certain 17.70 acre tract conveyed to Harlan Properties, Inc., recorded in County Clerk's File No. 98-0103173 and all of that certain 15.00 acre Second Tract and 15.96 acre Third Tract conveyed to Harold Oliver Hagen, Trustee as recorded in Volume 1082, Page 284, all of the Deed Records, Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at point in the center of Ranch Road, said point being the northeast corner of the Maxwell Creek Addition, an addition to the City of Sachse as recorded in Volume K, Page 829, Plat Records, Collin County, Texas and being the northwest corner of said 15.97 acre Harlan Tract;

**THENCE** North 88°28'38" East, along the center of said Ranch Road and with the north line of said Harlan Tract, a distance of 1460.19 feet to a point for corner, said point being the northeast corner of said Hagen Third Tract;

**THENCE** South 00°48'53" West, leaving the center of said Ranch Road and along the east line of said Hagen Third Tract a distance of 1398.92 feet to a point for corner, said point being the southeast corner of said 17.70 acre Harlan Tract;

**THENCE** South 51°56'09" West, along the south line of said 17.70 acre Harlan Tract a distance of 1834.23 feet to a point for corner, said point being the southwest corner of said 17.70 acre Harlan Tract and in the east line of Davis Estates Phase III, an addition to the City of Sachse, Dallas County, Texas as recorded in Volume 95092, Page 2130, Deed Records, Dallas County, Texas;

**THENCE** North 00°08'48" East, along the west line of said 17.70 acre Harlan Tract and the east line of said Davis Estates Phase III, continuing along the west line of said 15.97 acre Harlan Tract and the east line of said Replat of Davis Estates Phase II a distance of 1198.98 feet to a point for corner, said point being the northeast corner of said Replat of Davis Estates Phase II and the southeast corner of said Maxwell Creek Addition;

**THENCE** North 00°03'24" East, continuing along the west line of said 15.97 acre Harlan Tract and the east line of said Maxwell Creek Addition a distance of 1291.88 feet to **POINT OF BEGINNING** and **CONTAINING** 64.632 acres of land, more or less.

EXHIBIT "B"  
PARKWOOD RANCH  
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

2.01 General Description:

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

2.02 Permitted Uses: Land uses permitted within residential area, indicated as 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. Utility distribution lines and facilities

- e. Parks, linear greenbelt areas, trails and walkways, playgrounds and neighborhood recreation facilities, including, but not limited to, swimming pools, and clubhouse facilities.
- f. Real estate sales offices and model homes during the development and marketing of the residential areas.
- g. Directional signs pertaining to the development.
- h. Accessory buildings which are not a part of a main building, including one accessory building which are a part of a main building.
- i. Temporary buildings, temporary signs, and uses incidental to construction work on the premises, which shall be removed upon completion.
- j. 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.
- k. Parking lot required to serve the uses permitted in this district.
- l. Concrete batch plant temporary during construction when permitted by code enforcement.

2.03 Density: The maximum single-family residential units shall be 210 units.

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.
- 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 one hundred (100) feet.
- d. All garages shall have "J-swing" driveways or rear entries. No garage doors shall face the street.

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

- a. A minimum of seventy-five percent (75%) 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 door 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 as the residence
- 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 (75) percent of the garage structure must be of same masonry material as the residence.

2.06 Single Family: Single Family units are single family, detached housing units, having access and frontage on a public road. 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 2,000 square feet.
- b. Lot Area: The minimum area of any lot shall be eight thousand four hundred (8,400) square feet. The average lot area of the development shall be no less than nine thousand two hundred (9,200) square feet.
- c. Lot Coverage: In no case shall more than forty (40) percent of the total lot area be covered by the main building. Accessory building shall conform to Zoning Ordinance No. 1255. 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 lot width of any lot shall be seventy (70) feet at the front building line, except that lots at the terminus of 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 lots at the terminus of a cul-de-sac and along street elbows/eyebrows may have a minimum depth of ninety-five (95) feet and one hundred ten (110) feet respectively, provided all other requirements of this section are fulfilled.
- f. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.
- g. Side Yard: The minimum side yard of the lot shall be seven (7) feet, except when it sides to a street, then it shall be fifteen (15) feet.
- h. Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half (2 1/2) stories, or thirty-five (35) feet.

2.07 General Requirements:

- a. Landscaping and Screening: Onsite landscaping and screening shall conform to the City of Sachse's Ordinance No. 1856.
- b. Hike and Bike Trail: A 6-foot wide curvilinear concrete hike and bike trail will be constructed from the northeast corner of the project to the southwest corner, connecting to Ingram Road. A landscape plan for this trail which will include 3-inch caliper trees planted on 50 foot center as shown on the Zoning Exhibit shall be submitted and accepted by the Park Board at the time of Final Plat. An irrigation system shall be installed within the trail.
- c. City Park: A park will be dedicated to the City at the south of the property. A children's playground shall be installed within this park.
- d. Wrought Iron Fence: Wrought iron fence shall be installed along the rear yard for lots adjacent to the trail and park.
- e. Pedestrian Access: Four (4) 10-foot wide pedestrian access easements (6-foot wide concrete trail) will be provided for accessing to the park, hike and bike trail.
- f. Cul-de-sac: A concrete cul-de-sac will be constructed within the park, at the end of Ingram Road to provide for emergency access.



- g. Community Park: A community park including a swimming pool shall be constructed with a minimum of three (3) onsite parking spaces.
- h. Maintenance: The HOA shall be responsible for the maintenance of the trail area, community park and Ranch Road entry features and the city will maintain the park area.
- i. Homeowner Association: A homeowner association will be established prior to the recording of the initial final plat. The homeowners 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 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.

## 5.0 PLANNED DEVELOPMENT - GENERAL CONDITIONS

5.01 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.

5.02 Procedures of the Planned Development District:

- a. Zoning Exhibit: A zoning exhibit is hereby attached and made a part of the approval for this Planned Development District. This exhibit, indicated as Exhibit "C" sets forth an overall property boundary description.
- b. Preliminary Plat: A Preliminary Plat shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the Zoning Exhibit. Changes of detail on the Preliminary Plat, which differ from the original Zoning Exhibit, but do not alter the basic relationship of the proposed development to adjacent property, and do not alter the basic intent and development standards contained herein, may be authorized by the Planning and Zoning Commission or their designee without public hearing. The decision of the Planning and Zoning Commission may be appealed to the City Council for review and decision. Approval of the Preliminary Plat shall be the basis for submission of a Final Plat. The Preliminary Plat may be submitted for the total area of the Planned Development or for any section or part as approved on the Zoning Exhibit.

- 5.03 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.
- 5.04 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 screening walls/fences and common facilities contained within the residential 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.