

**AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED; TO GRANT A CHANGE OF ZONING FROM COMMERCIAL-2 (C-2) TO PLANNED DEVELOPMENT NO. 23 (PD-23) ON APPROXIMATELY 6.16 ACRES OF LAND; LOCATED GENERALLY ON THE EAST SIDE OF STATE HIGHWAY 78, APPROXIMATELY 115 FEET SOUTH OF SALMON STREET, CITY OF SACHSE, DALLAS COUNTY, TEXAS; 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 AN EFFECTIVE DATE.**

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 to grant a change in zoning from Commercial-2 (“C-2”) to Planned Development No. 23 (“PD-23) on approximately 6.16 acres located on the east side of State Highway 78, approximately 115 feet south of Salmon Street, City of Sachse, Dallas County, Texas, being more particularly described as the Newman 78 Addition, Block A, Lots 2 and 3.

**SECTION 2.** That the above-described property shall be used only in the manner and for the purposes provided for in Exhibit “A”, the Blue Star Center Planned Development regulations and Exhibit “B”, the Blue Star Center Site Plan, both of which are attached hereto and incorporated herein by reference.

**SECTION 3.** That any provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed and any provisions not so in conflict shall remain in force and effect.

**SECTION 4.** 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 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

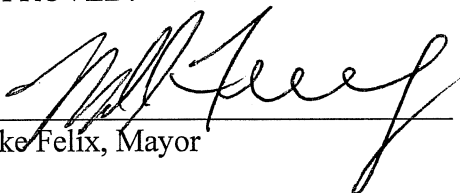
the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

**SECTION 6.** 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 Code of Ordinances of the City of Sachse, as heretofore amended, and upon conviction shall be punished by 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 constitute a separate offense.


**SECTION 7.** That this Ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases provides.

**DULY PASSED** by the City Council of the City of Sachse, Texas, on the 3<sup>RD</sup> day of JANUARY, 2011.

APPROVED:

  
Mike Felix, Mayor

ATTEST:

  
Terry Smith, City Secretary

APPROVED AS TO FORM:

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Peter G. Smith, City Attorney

EXHIBIT "A"

# Blue Star Center

## Planned Development Regulations

### 1.0 General Regulations:

- 1.1 Except as otherwise set forth in these Planned Development Regulations, the property shall develop under the Commercial District (C-2) standard in the City's Zoning Ordinance as it currently exists or may be amended.
- 1.2 Definitions used herein shall be the same as those found in the Zoning Ordinance for the City of Sachse, Texas.

### 2.0 Permitted Uses:

- 2.1 Proposed land uses that are permitted in addition to Commercial District (C-2) uses. The additional allowable land uses within this Planned Development are as follows:

1. Commercial School (SUP)
2. Reception Facility
3. Ambulance Service (SUP)
4. Analytical Laboratory (SUP)
5. Catering
6. Home Improvement Center
7. Landscape Nursery, Wholesale
8. Office-Showroom/Warehouse
9. Aircraft Repairing (SUP)
10. Building Materials
11. Carpet/Rug Cleaning & Repair (SUP)
12. Contractor Equipment & Storage (Inside storage only)
13. Custom Furniture Manufacturing
14. Equipment Leasing, Indoor
15. Furniture and Upholstery Cleaning & Repair/Reupholstering (SUP)
16. Greenhouse, Commercial
17. Guard and Patrol Service
18. Janitorial Service
19. Lawn Equipment Sales & Repair (Inside storage only)
20. Pest Control (SUP)
21. Printer, Large Scale
22. Radio, Television Recording Studio
23. Self Storage Units (SUP)
24. Uniform Supply Service
25. Warehousing, General
26. Wholesaling, General
27. Veterinary Clinic
28. Veterinary Hospital (SUP)
29. Car Wash, Attended Only(SUP)
30. Parking Garage or Lot, Commercial (SUP)
31. Tire Dealer, No Outside Storage
32. Recreational Vehicle, Boat and RV Trailer Storage (SUP)
33. Commercial Industrial Equipment (Inside storage only) (SUP)
34. Municipal Uses (operated by Sachse)
35. Bakery, Commercial
36. College or University
37. Commercial Laundry / Cleaners (SUP)
38. Convention Facility
39. Produce Stand, Outdoor / Farmers Market

All other development (zoning) requirements shall conform to the City of Sachse Zoning Ordinance, Article 4, Section 5, as it exist or may be amended. Specific Use Permit (SUP) will be required where indicated adjacent to an allowable use.

NOTE:

1. To clarify Items 30 and 32, only Trailers, Watercraft Storage, R.V. Storage are allowable uses within these categories. This use in this planned development is not intended to allow for the parking and storage of commercial freight or 18-wheeler style tractor-trailers.
2. Off premise signs are allowed for this property provided that the signage represents the 6.16 acres of land requested.
3. Multi-tenant signage is an allowable use provided the signage does not exceed 100 s.f.
4. A 6 to 8 foot high masonry screening wall, meeting the city's standards for screening between commercial and residential properties, is required along the southwestern property boundary between the site and the adjacent trailer park.
5. The permitted height of all building structures shall not exceed two (2) stories or thirty (30) feet if located within seventy-eight (78) feet of a residential property line. The permitted height of any building may be increased by one (1) foot for each additional three (3) feet of distance from a residential property line once that distance is a minimum of seventy-eight (78) feet but not to exceed four (4) stories or forty (48) feet in height.
6. Parking lot light standards shall not exceed twenty (20) feet in height. All light standards shall be shielded from adjacent residential zoning districts. All fixtures shall be cut-off, shielded and down-lit types.
7. A second point of access shall be provided to the site prior to development of any phase of the site that does not directly front on the existing fire lane as shown on the attached site plan. In other words, only building number one ("Building #1"), as labeled on the site plan, can be constructed without the creation of a second paved entrance.
8. No outside storage, other than the parking or storing of vehicles, shall be permitted on the site.
9. Any of the uses permitted by these standards shall not emit any dust or smoke, or noxious odor or fumes outside of the building operation, or produce a noise level at the property line that is greater than the average noise level occurring on the adjacent properties.

**EXHIBIT B**

SITE DATA SUMMARY		LOT 1
1. ZONING:	C-2	C-2
2. PROPOSED USE:	PROJECT AREA	6.16 AC. 258,290 SF
3. PROJECT AREA:		
4. PROPOSED BUILDING AREA (AS THE OPEN PARKING - R.V. BAY, STORAGE AREA)		BUILD 1 - 10700 SF BUILD 2 - 10700 SF BUILD 3 - 10700 SF BUILD 4 - 10700 SF
5. EXISTING BUILDING AREA:		BUILD 1 - 5010 SF BUILD 2 - 12140 SF
6. LOT COVERAGE:		20.9%
7. TOTAL PARKING PROVIDED:		PROPOSED - 125 EXISTING - 55 TOTAL - 180
8. TOTAL STORAGE SPACES PROVIDED:		90
9. TOTAL HANDICAP REQUIRED:		6
10. TOTAL HANDICAP PROVIDED:		7

NOTE: R.V. BAY SPACES PROVIDED IN ACCORDANCE WITH LOCAL STANDARDS.

**SITE PLAN NOTES:**  
 1. All exterior building materials shall be compatible with the existing buildings (1 and 2) and shall meet current city standards.  
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**6.16 ACRE SITE  
 SITE PLAN  
 BLUE STAR CENTER**

CITY OF SACHSE  
 DALLAS COUNTY, TEXAS

**DOWDEY ANDERSON & ASSOCIATES, INC.**  
 523 Village Loop, Suite 200, Rowlett, Texas 75081 972/311594  
 STATE REGISTRATION NUMBER: 5399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
WMA	JCR	JCR	7/24/2010	1"=40'	10031	1

