

CITY OF SACHSE, TEXAS
ORDINANCE NO. 342

PARK LAKE ESTATES

*Park Lake
Estates*

An Ordinance amending 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. 4 for single family dwellings. That Planned Development District No. 4 shall be granted ~~regard~~ ~~ing~~ the property described in Exhibit A, subject, however, to the special conditions hereinafter more fully expressed; providing for a fine of not more than Two Hundred Dollars (200.00) for each violation thereof; providing for a Severability Clause; and providing for an effective date.

Whereas, the City Planning Commission of the City of Sachse and 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 of improvement of the property described in Exhibit A, the Governing Body of the City of Sachse in of the opinion that said Planned Development District should be granted, subject to the conditions set out therein;

Now, Therefore,

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

Section 1. 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.4 for single family dwellings.

Section 2. That this Planned Development District No.4 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 Ordinances.

- (1) Development Plan: There is attached and made part of this ordinance a Development Plan composed of one (1) plat for development titled Development Plan for Park Lake Estates. All development shall be in general conformance with the attached development plat.
- (2) Development Schedule: All development within the Planned Development District shall be in phases. Phase lines shown on the Development Plan are tentative, and may be required to be changed.
- (3) Subdivision Plat: A subdivision plat, meeting the requirement 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, Dallas County, Texas.
- (4) Uses: The following lots shall meet the requirements of R-3 zoning, except Section 4.3(a) minimum building size 1800 square foot; Block A lots 1-5; Block C lots 1 and 12; Block E lot 1. All other lots will meet the requirements of R-4 zoning. Minimum building size on these lots will be 1525 square feet.

- (5) Building location: The main part of any building shall not be located closer to the front property line than twenty-five (25') feet. The main part of any building shall be no closer to the side property line than 10% of lot width (said width measured at the building line).
- (6) Maximum height: The maximum height of any building shall not exceed two (2) stories.
- (7) Living area: The minimum heated living area on any dwelling constructed on a single family lot shall be 1525 square feet or greater.
- (8) Entry garage: The entry to garage shall be side and rear entry only. Two car garage minimum.
- (9) Exterior construction: The exterior of any dwelling unit constructed in the Planned Development District shall be a minimum of 75% masonry construction.
- (10) Dedications: A minimum of fifty feet (50') wide street right-of-way shall be dedicated to the public and for public use.
- (11) Paving: All streets within the Planned Development District shall be paved, 29' width back to back of curb in 50' right-of-way widths. 5" thick concrete pavement meeting the requirements of the City of Sachse Specifications.
- (12) Sidewalks: Four foot (4') wide, four inch (4") thick sidewalks are required along each side of the streets constructed in the Planned Development District.
- (13) Utilities and Drainage: All onsite utilities shall be constructed to meet existing ordinances and specifications of the City of Sachse. Utilities will be constructed underground on interior lots within the Planned Development District, above ground where above ground utilities exist.
- (14) Lot Coverage: No less than thirty-five (35%) percent of the total gross land area shall be open space which is not used as building area, or for car traffic, either for maneuvering or parking. This open space shall be used for people, planting and visual appeal.
- (15) Alley Paving: 15' right-of-way with 10' of concrete paving.
- (16) Lot Size: All lots shall meet a minimum of 10,000 square feet in size.
- (17) Lot width without Alleys: The minimum lot width shall be 100 feet on all lots without an alley.

Section 3. That all paved areas, permanent drives, streets, and structures, if any, shall be constructed in a manner consistent with standards of Sachse Specifications adopted for such purpose.

Section 4. That any persons, firm, or corporation violating any of the terms and provisions of this ordinance shall be subject to the penalties provided herein.

Section 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

Section 6. WHEREAS, it appears that the subject property of this Ordinance is to be used under Planned Development District No. 4 for single family dwelling and this Ordinance shall take effect immediately from and after its passage, in accordance with the provision of the Charter of the City of Sachse and it is accordingly ordained.

PASSED on this 29th day of August, 1983.

[Signature]
Mayor, City of Sachse

[Signature]
Attest: City Secretary, City of Sachse

Recommended for Approval this 22nd day of August, 1983.

[Signature]
Chairman, Planning and Zoning Commission