

CITY OF SACHSE, TEXAS
ORDINANCE NO. 574
LONG MEADOWS ADDITION

Longmeadows

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. 7 for single family dwellings, that Planned Development District No. 7 shall be granted with reference to the property described in Exhibit "A"; subject, however, to the special conditions hereinafter more fully expressed; providing for a fine of not more than Fifty Dollars (\$50.00) for each violation, and each and every day any such violation shall continue, shall be deemed to constitute a separate offense; providing for a Severability Clause; and providing for an effective date.

Whereas, the City Plan 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

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. 7, for single family dwellings.

Section 2. That this Planned Development District No. 7 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) Development Plan: There is attached and made a part of this Ordinance a Development Plan composed of one (1) Plat for development titled Development Plan for the Long Meadows Addition. 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 one phase.
- (3) Subdivision Plat: A subdivision Plat, meeting the requirement of City of Sachse Subdivision Ordinances shall be submitted. Said Plat shall be filed for record with the County Clerk, Dallas County, Texas, and Collin County, Texas.
- (4) Uses: The following lots shall meet all the requirements of R-10 zoning--eighteen lots backing up to Hollandia Village Addition along the western boundary of Long Meadows and four lots siding onto Ingram Road on the southern boundary of Long Meadows. The balance of the lots in Long Meadows shall meet all the requirements of R-84 zoning.

Ordinance No. 574. City of Sachse, Texas

- (5) Garages: There will be a minimum of a two (2) car garage which shall have either side or rear entry only.
- (6) Exterior Construction: The exterior of any dwelling unit constructed in the Planned Development District shall be a minimum of 75 percent masonry construction.
- (7) Utilities and Drainage: All utilities shall be underground with the exception of the existing overhead power lines. A lot grading plan shall be submitted to the City for approval along with the final plat and construction plans.

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

Section 4. That any person, 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. 7 for single family dwellings 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 6th day of April, 1987.

Larry Holden
Mayor, City of Sachse

Sue Lynes
Attest: City Secretary
City of Sachse

Recommended for Approval this 23rd day of March, 1987.

[Signature]
Chairman, Planning and
Zoning Commission

EXHIBIT "A"

BEING all of that certain tract of land situated in the Daniel Herring Survey, Abstract No. 626, Dallas County and the Daniel Herring Survey, Abstract No. 402, Collin County, Texas, as described in deed to Frank Adams, Trustee, recorded in Volume 84156, Page 926, Deed Records, Dallas County and also recorded as Volume 1952, Page 710, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, found, being the northwesterly corner of that certain tract of land as described in deed to R.P. McInnish and recorded in Volume 83016, Page 3577, Deed Records, Dallas County also recorded in Volume 1583, Page 861, Collin County, Texas, said iron rod also being on the southerly line of that certain tract of land as described in deed to Iona Ingram and recorded in Volume 480, Page 37, said Collin County Records;

THENCE S 00°01'21" E, along the westerly line of said McInnish tract at 1590.84 feet passing a 1/2 inch iron rod, found, and continuing in all 1620.84 feet to a P.K. nail, found, being the southwesterly corner of said McInnish tract, also being on the southerly line of said Daniel Herring Survey;

THENCE S 89°33'55" W, 686.00 feet along said southerly line and generally along the center of Ingram Road (a variable width public right-of-way) to a P.K. nail, found, being the southeasterly corner of Hollandia Village, an addition to the City of Sachse, and recorded in Volume 84190, Page 2715, said Dallas County Records;

THENCE N 00°01'21" W, along the easterly line of said Hollandia Village at 30.00 feet passing a one inch iron rod, set, from which a 5/8 inch iron rod bears S 50°26'27" W a distance of 0.79 feet, and continuing in all 1620.92 feet to a one inch iron rod, set, from which a 1/2 inch iron rod, found, bears N 02°27'37" E, a distance of 4.86 feet, said one inch iron rod being the northeasterly corner of said Hollandia Village, also being on the southerly line of the aforementioned Ingram tract;

THENCE N 89°34'18" E, 686.00 feet along said southerly line to the Point of Beginning and containing 25.526 acres of land, more or less.

Sue Lynes,
CITY SECRETARY