

788
OKS - Part of

AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT DISTRICT NO. 8, FOR SINGLE FAMILY RESIDENTIAL USES, PURSUANT TO THE TERMS OF THE ZONING ORDINANCES OF THE CITY OF SACHSE, ON A 26.3714 ACRE TRACT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF BIG VALLEY LANE AND BLACKBURN ROAD, FRONTING 721 FEET IN BLACKBURN ROAD AND EXTENDING NORTH 1593 FEET; REPEALING ORDINANCE NO. 371; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE; 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 the Charter 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 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 situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvement of the property described herein, the Governing Body of the City of Sachse is of the opinion that said Planned Development District No. 8 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 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 hereafter be used under Planned Development District No. 8 for single family dwellings.

SECTION 2.

That this Planned Development District No. 8 for single family dwellings, with reference to the property described in Exhibit "A" is approved and granted upon the following terms and conditions, and adopted as part of the City of Sachse Zoning Ordinances:

- (1) Development Plan: Development of the property shall be in general conformity with the Development Plan which is attached hereto as Exhibit "B" and made a part hereof for all purposes.
- (2) Development Schedule: Development within the Planned Development District may be in phases, with each phase to be submitted to and approved by the Planning and Zoning Commission prior to development.
- (3) Subdivision Plat: A subdivision plat for each phase of development, meeting the requirements of the City of Sachse Subdivision Ordinances, shall be submitted to and approved by the City Planning and Zoning Commission prior to construction of that phase. Upon approval, each such plat shall be filed for record with the Dallas County Clerk or the Collin County Clerk, as the case may be.
- (4) Uses: All lots shall be used for single family dwellings.
- (5) Development Standards: The single family dwellings shall conform to the provisions of Sachse Zoning Ordinance No. 547, as amended, except as shown on Exhibit "B".

SECTION 3.

That development of the property within this Planned Development District No. 8 shall be in compliance with the Subdivision Ordinances and specifications in effect at the time of passage of this Ordinance.

SECTION 4.

That Ordinance No. 371, enacted by the city council of the City of Sachse on April 16, 1984, is repealed.

SECTION 5.

That the city secretary is directed to amend the official zoning maps of the city to reflect the rezoning contained in this Ordinance.

SECTION 6.

That any person violating or attempting to violate any provision of the Ordinance shall be subject to the penalties and provisions contained in Article 11 of the Sachse Zoning Ordinance No. 547, as amended, as if such Article was contained herein.

SECTION 7.

That the provisions of this Ordinance are severable, so that the invalidity of one or more provisions shall not affect the validity of other provisions.

SECTION 8.

That this Ordinance shall become effective immediately from and after its passage and publication as required by law, and it is accordingly so ORDAINED.

PASSED AND APPROVED this 16th day of March, 1992.

ATTEST:

THE CITY OF SACHSE, TEXAS

Jo Ann Yonclan
City Secretary

Larry Holden
Mayor

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EXHIBIT "B"

PLANNED DEVELOPMENT ORDINANCE NO. PD8, SACHSE, TEXAS

DANIEL HERRING SURVEY, ABSTRACT NO. 626, DALLAS COUNTY AND ABSTRACT NO. 402, COLLIN COUNTY

ZONING DISTRICT BASE	LOT AREA (SQ. FT.) *SEE NOTE #1	MINIMUM HOUSE AREA (SQ. FT.)	MINIMUM WIDTH AT BUILDING LINE (FEET)	MINIMUM BUILDING SET BACK
R-12	MIN 34,000	2,000	110	78* NOTE 3
R-12	MIN 20,000	2,000	100	30
R-10	MIN 15,000	1,800	90	30
R-7, 8	MIN 10,000	1,500	70	25

NOTE #1: Min. 34,000 sf lot - 2,000 sf house will be placed on Lot 1, Blk. A, and Lots 1 thru 4, Blk. C.
 Min. 20,000 sf lot - 2,000 sf house will be placed on Lots 2 and 3, Blk. A, Lots 1 and 24, Blk. B, and Lots 5 and 6, Blk. C
 Min. 15,000 sf lot - 1,800 sf house will be placed on Lot 4, Blk. A, Lots 2, 3, 22 and 23, Blk. B, and Lot 7, Blk. C,
 Remaining Lots - Min. 10,000 sf lot - 1,500 sf house
 5 Lots
 6 Lots
 6 Lots
 44 Lots
 Total = 61 Lots
 Not to Exceed

NOTE #2: See Exhibit "C" Preliminary Plat for The Oaks, Dated February 13, 1992.

NOTE #3: Minimum building set back of 78 feet applies to side facing Blackburn Road.
 Minimum building set back for side facing Oaklawn shall be 30 feet.