

ORDINANCE NO. 1313

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"; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR A PENALTY FOR VIOLATION.

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. 9 for single family dwellings, that Planned Development District No. 9 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 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, TEXAS;

SECTION I.

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. 9, for single family dwellings.

SECTION II.

That this Planned Development District No. 9 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 Schedule: All development within the Planned Development District shall be in one phase.
- (2). 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.
- (3). Uses: Lot 1 and Lot 2 shall conform to the requirements of RE (Residential Estate) zoning classification, with one house on each lot. Lot 3 shall conform to the requirements of the R-39 Residential Zoning classification, with one house on this lot.

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.

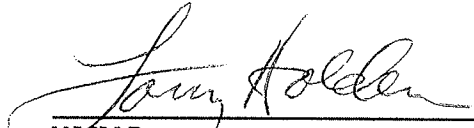
Whenever in this ordinance an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such ordinance, the doing of an act is required or the failure to do any act is declared to be unlawful, the violation of any such provision shall be punished by a fine as provided in Chapter 1, Section 7 of the City of Sachse Code of Ordinances provided, that no penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State. Each day any violation of this ordinance shall continue shall constitute a separate offense.

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 in such cases provides.

DULY PASSED by the City Council on this the 6th day of November, 1995.

APPROVED:



MAYOR

ATTEST:



CITY SECRETARY

EXHIBIT "A"

BEING part of two tracts of land conveyed to J.B. Newman and Wife on August 8, 1951 and being part of a 196.863 acre tract conveyed to Mas Scheid, Trustee, and being more particularly described as follows:

COMMENCING at the point of intersection of the centerline of Pleasant Valley Road and Merritt Road;

THENCE: N 00°30'00" W, along the centerline of Merritt Road, 178.00 feet to a point for corner;

THENCE: N 78°30'00" E, 30.56 feet to a point in the East line of Merritt Road;

THENCE: N 00°30'00" W, along the East line of Merritt Road, 210.80 feet to a found iron rod and the TRUE PLACE OF BEGINNING;

THENCE: N 00°09'54" E, 560.58 feet along the East ROW line of Merritt Road to an iron rod found for corner, said corner being the Southwest corner of the Willow Lake Ranch No. 6 Addition, as recorded in Volume 82181, page 3065 Deed Records, Dallas County, Texas;

THENCE: N 89°32'00" E, 952.26 feet along the South line of Willow Lake Ranch No. 6 Addition to an iron rod found for corner in an old fence line, said corner also being the Southeast corner of said Willow Lake Ranch No. 6 Addition;

THENCE: S 05°22'00" W, generally with old fence line and East line of said 196.863 acre tract and the extension of old fence line, 746.45 to a power pole for corner in Pleasant Valley Road;

THENCE: S 78°19'00" W, with Pleasant Valley Road ROW, 217.78 feet to an iron rod found for corner;

THENCE: N 11°17'00" W, 83.70 feet to an iron for found for corner;

THENCE: S 78°29'00" W, 279.88 feet to a 60D nail found for corner;

THENCE: N 63°06'48" W, 426.21 feet to the TRUE PLACE OF BEGINNING and containing 14.9436 acres of land.