

ORDINANCE NO. 1517

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 A PENALTY FOR VIOLATION AND PROVIDING FOR AN EFFECTIVE DATE.

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. 14 for single-family dwellings, that Planned Development District No. 14 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. 14, for single-family dwellings.

SECTION II.

That this Planned Development District No. 14 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). 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.
- (2). Uses: The uses shall conform to the requirements listed in PD 8.4 zoning and Exhibit "C", as attached.

### 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 20th day of October, 1997.

APPROVED:

  
MAYOR

ATTEST:

  
CITY SECRETARY

**LEGAL DESCRIPTION**  
**37.89 ACRES**

THESE 37.89 ACRES ARE PART OF THE RICHARD NEWMAN SURVEY, Abstract No. 1072, in the City of DeSoto, Dallas County, Texas, and being more particularly described as follows: Beginning at a point for an all corner of the 411.15 acre tract of land described in deed to C. J. Thomson, recorded in Volume 742, Page 64 of the Deed Records of Dallas County, Texas;

THENCE with the west line of the said 411.15 acre tract and along a wire fence, South 42° 15' 48" West, a distance of 250.75 feet to a point for corner;

THENCE along the west line of the said 411.15 acre tract, the following courses and distances to wit:

South 87° 25' 00" West, a distance of 436.83 feet to a point for corner;

North 87° 21' 17" West, a distance of 29.04 feet to a point for corner;

West, 51.28 feet to a point for corner;

Southwesterly with an arc of a circle, a radius of 100.00 feet and a chord bearing in a reverse curve to the southwest, a distance of 183.95 feet to a point for corner;

Southwest 31° 15' 34" West, a distance of 299.15 feet to a point for corner;

Southwest 31° 15' 34" West, a distance of 367.51 feet to a point for corner;

Southwest 31° 15' 34" West, a distance of 367.51 feet to a point for corner;

THENCE with the east line of the said 30.703 acre tract, North 00° 12' 32" West, a distance of 3107.91 feet to a point for corner;

THENCE with the south line of the said 40.880 acre tract and the westerly most southeast corner of the said 411.15 acre tract, the southeast corner of the said 40.880 acre tract and the westerly most southeast corner of the said 411.15 acre tract;

THENCE with the north line of the said 40.880 acre tract, South 00° 24' 21" East, a distance of 200.13 feet to a point for corner;

THENCE with the north line of the said 411.15 acre tract, South 87° 25' 00" West, a distance of 436.83 feet to a point for corner;

Bearing Brines based on the bearing of North 31° 34' 30" East, the distance between the North Department Monument No. 21 and the horizontal control for the improvements to State Highway No. 75, located on the North Central Zone of Texas Block 2, is 100.00 feet.

**ZONING EXHIBIT**  
**EXHIBIT "A"**

**WOODBRIDGE PROPERTIES,**  
**RICHARD NEWMAN SURVEY**  
**CITY OF SACHSE, DALLAS**



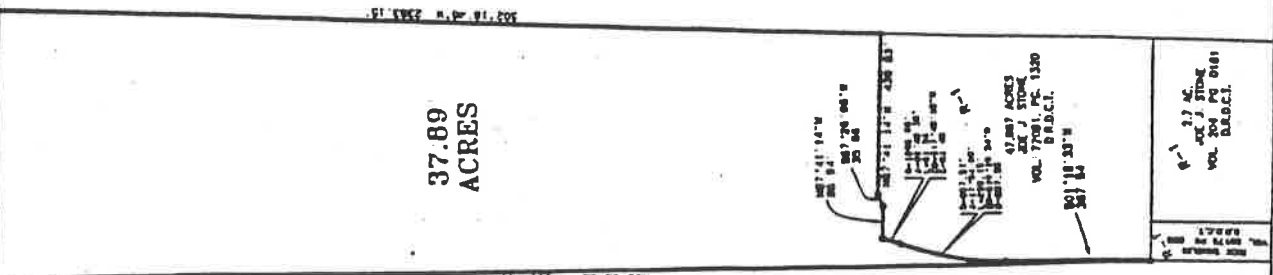
**POINT OF BEGINNING**

40.880 ACRES  
RICHARD NEWMAN SURVEY  
VOL. 742, PG. 64  
S.D.C.T.

411.15 ACRES  
C. J. THOMSON  
VOL. 742, PG. 64  
S.D.C.T.

COLLIN COUNTY  
DALLAS COUNTY

250.75' ±



**37.89**  
**ACRES**

WOODBRIDGE PROPERTIES  
RICHARD NEWMAN SURVEY  
VOL. 742, PG. 64  
S.D.C.T.

411.15 ACRES  
C. J. THOMSON  
VOL. 742, PG. 64  
S.D.C.T.

WOODBRIDGE PROPERTIES  
RICHARD NEWMAN SURVEY  
VOL. 742, PG. 64  
S.D.C.T.

**Merritt**  
**ROAD**

**SACHSE ROAD**

**EXHIBIT "C"**  
**PLANNED DEVELOPMENT DISTRICT**  
**DEVELOPMENT STANDARDS**  
**CITY OF SACHSE, TEXAS**

**1.0 PLANNED DEVELOPMENT DISTRICT**

**1.01 Purpose:**

The purpose of this Planned Development District is to provide for flexibility in the combination of allowed uses while insuring appropriate land use regulations and development standards. Each permitted use is planned, developed or operated as an integral land use unit while providing flexibility in the use and design of land and buildings where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood. While flexibility is given to provide special restrictions which allow for new and innovative concepts in land utilization and development not otherwise permitted, procedures are established to insure against misuse of the increased flexibility.

## 2.0 PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL

### 2.01 General Description:

The single family residential tract is intended to accommodate a variety of single family residential uses. Development standards for each of the housing types are outlined within this text.

### 2.02 Permitted Uses: Land uses permitted within the residential area shown on Exhibit "A" are as follows:

- a. Residential units as described herein.
- b. Uses permitted as referenced in Article 3, Section 2.2 of the City of Sachse Zoning Ordinance, Ordinance No. 1255, as it currently exists.
- c. Private or public recreation facilities.
- d. Churches/rectories, but not including mission tents or revival tents.
- e. Day care centers.
- f. Utility distribution lines and facilities.
- g. Parks, linear greenbelt areas, trails and walkways, playgrounds and neighborhood recreation facilities, golf course, maintenance facility and yard, and associated office uses, including, but not limited to, swimming pools, clubhouse facilities and tennis courts.
- h. Fire stations and public safety facilities.
- i. Real estate sales offices and model homes during the development and marketing of the residential areas.
- j. Private streets, which shall be permitted only if approved by the City Council at the time of platting.
- k. Electronic security facilities including gatehouse and control counter.
- l. Directional signs pertaining to the development.
- m. Accessory buildings which are not a part of a main building, including one private garage, or accessory buildings which are a part of a main building, including one private garage customarily incidental to the permitted uses.
- n. Temporary buildings, temporary signs, and uses incidental to construction work on the premises, which shall be removed upon completion.

- o. Uses similar to the above mentioned permitted uses, provided, however, that the City Council shall approve said use prior to the issuance of a building permit.
- p. Parking lot required to serve the uses permitted in this district. All single family dwelling districts shall have concrete surface pavement required for all applications.
- q. Concrete batch plant, temporary during construction when permitted by code enforcement.

2.03 **Density:** The overall maximum allowed residential units for the residential area shall not exceed 96 units. The number of lots by type are as follows:

R-10.0	11
R- 9.0	91
Total	102

2.04 **Garage, Parking and Driveway Requirements:** Garage, parking and driveway requirements for single family development areas shall be as follows:

- a. Two (2) off-street parking spaces shall be provided on the same lot as the main structure. In addition with this requirement, a two (2) car garage shall be provided for each unit. Garage parking shall be behind the front building line. The entrance to any attached or detached garage shall be allowed to face any street subject to paragraph 2.04(c) below. Any garage structure shall have a minimum of twenty (20) feet from the property line to the closed garage door.
- b. No parking space, garage or other automobile storage space or structure shall be used for storage of any heavy load vehicle.
- c. No driveway entrances shall be allowed to be constructed on the side or rear lot line adjacent to any major thoroughfare (minimum eighty (80) foot right-of-way to maximum one hundred forty (140) foot right-of-way) or secondary thoroughfare (minimum sixty (60) foot right-of-way).

2.05 **Building Materials:** The building materials requirements shall be as follows:

- a. A minimum of seventy-five (75) percent of the total exterior wall surfaces of all main buildings shall have an exterior finish of stone, brick, or other masonry veneer. If there is a window or door, including garage doors, that is on a wall with masonry on both sides, then it can count as part of the masonry requirement. If there is wood siding around the window, door or garage door, it counts as wood siding. Regarding gables, if the gable is in

front of an attic space, it is exempt from masonry requirement. If the gable is in front of a living space, it is considered into the calculation of masonry.

- b. Detached, freestanding garages, whether attached to the main building by a covered walkway or not, shall have a minimum of seventy-five (75) percent of the total exterior wall surface be of an exterior finish of stone, brick or other masonry veneer.
- c. If a detached garage is constructed on a corner lot or has sides adjacent to any street or thoroughfare that is not screened by a masonry screening wall, then seventy-five (75) percent of the garage structure must be of same masonry material as the residence.

**2.06 R-10.0 Single Family:** R-10.0 Single Family units are single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

30% of the dwellings	2,200 square feet
40% of the dwellings	2,000 square feet
30% of the dwellings	1,800 square feet
- b. **Lot Area:** The minimum area of any lot shall be ten thousand (10,000) square feet.
- c. **Lot Coverage:** In no case shall more than thirty five (35) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be seventy (70) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty (60) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at midpoints on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty five (25) feet, except for side entry garages which shall have a minimum front yard depth of twenty (20) feet.



- g. **Side Yard:** The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, and twenty (20) feet if adjacent to open space, parks or golf course.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

2.07 **R-9.0 Single Family:** R-9.0 Single Family units are single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:
 

30% of the dwellings	2,200 square feet
40% of the dwellings	2,000 square feet
30% of the dwellings	1,800 square feet
- b. **Lot Area:** The minimum area of any lot shall be nine thousand (9,000) square feet.
- c. **Lot Coverage:** In no case shall more than forty (40) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be seventy (70) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty (60) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at midpoints on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum front yard depth of fifteen (15) feet.

- g. **Side Yard:** The minimum side yard on each side of the lot shall be eight (8) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, and twenty (20) feet if adjacent to open space, parks or golf course.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.
  - 1.

**2.08 General Requirements:**

- a. **Curvilinear Streets:** Existing topographic and physical site features allow for curvilinear streets to be constructed within portions of the residential tracts. This does not mandate that all residential streets be curvilinear or that all residential tracts or plats will incorporate the use of curvilinear streets. The conceptual plan will provide for at least twenty (20) percent of all streets to be curvilinear.
- b. **Outside Storage:** Provisions allowing for outside storage within the tract(s) covered by this ordinance are as follows:
  - 1. **Prohibition:** A person commits an offense if he or she keeps, maintains or stores, outside of a building, on any property zoned for single family use, any personal property which is visible from a public street or alley, or is visible from private property which is under separate ownership, including but not limited to household items, building materials, automotive parts, equipment, etc., without proper screening and located in allowed outside storage areas only. It shall not be a defense to prosecution that such items were covered with a tarp or similar covering.
  - 2. **Exception:** It is not an offense to keep, store or maintain personal property customarily found outside of a building on property zoned for single family use such as lawn furniture, dog houses, landscape containers, etc.
  - 3. **Parties Responsible:** The owner (or owners) and persons in control of such residentially zoned property are responsible for violations of this subsection.
- c. **Landscaping Front Yards:** The front yard of each home will be sodded with a landscape package consisting of eight (8) shrubs and one (1) tree having a two (2) inch minimum caliper. The trees will be selected from or

equal to the species listed as "Large Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996. The front yards of each home shall be irrigated.

- d. **Minimum Dwelling Unit Size:** The minimum dwelling unit size for each housing type as defined in Section 2.0 are as follows:

Lot Types	% of Units	Minimum Dwelling Size
R-10.0	30% @	2200 s.f.
	40% @	2000 s.f.
	30% @	1800 s.f.
R- 9.0	30% @	2200 s.f.
	40% @	2000 s.f.
	30% @	1800 s.f.

The number of homes by minimum dwelling size are as follows:

1800 to 1999 s.f.	30
2000 to 2199 s.f.	41
2200 + s.f.	31
	<hr/> 102

### 3.0 PLANNED DEVELOPMENT - GENERAL CONDITIONS

3.01 Conformance to the Sachse Zoning Ordinance: Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the City of Sachse Zoning Ordinance, Ordinance No. 1255, as it presently exists.

#### 3.02 Procedures of the Planned Development District:

- a. Zoning Exhibit: A zoning exhibit is hereby attached and made a part of the approval for this Planned Development District. This exhibit, indicated as Exhibit "A" sets forth an overall property boundary.
- b. Conceptual Plan: The Conceptual Plan for residential development is hereby attached and made a part of the approval for this Planned Development District. This plan, indicated as Exhibit "D", sets forth the following:
  1. The Conceptual Plan shall be drawn to scale and show: (a) topography; (b) land uses including parks and open space; (c) streets; (d) the lot layout for single family residential development; (e) thoroughfares; and (f) other features which graphically explain the standards and conditions set forth in Exhibit "C". Those items listed in Exhibit "C", yet not shown on Exhibit "D", shall continue to be and will remain a requirement and responsibility of the then current property Owner / Developer.
  2. A public hearing shall be required to consider the approval of any Conceptual Plan by the Planning and Zoning Commission and City Council. A Conceptual Plan submitted for approval may be for one or multiple tracts. The approved Conceptual Plan shall be the basis for preparing a Development Plan.
  3. If a specific project requires a traffic engineering report concerning safety, access, traffic, etc. as determined by the city, the developer shall furnish the prescribed report to the city for its review and evaluation.
- c. Development Plan/Preliminary Plat/Final Plat: The Development Plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the Conceptual Plan. Changes of detail on the Development Plan or Preliminary Plat, which differ from the original Conceptual Plan, but do not alter the basic relationship of the proposed development to adjacent property, and do not alter the basic intent and development standards contained herein, may be authorized by the Planning and Zoning

Commission or their designee without public hearing. The decision of the Planning and Zoning Commission may be appealed to the City Council for review and decision. Approval of the Development Plan or Preliminary Plat shall be the basis for submission of a Final Plat, but does not release the applicant of the responsibility to submit plans to the building official for a building permit. For any residential tract, a Preliminary Plat shall qualify as the Development Plan. The Development Plan or Preliminary Plat may be submitted for the total area of the Planned Development or for any section or part as approved on the Conceptual Plan.

d. Preliminary Plat/Final Plat:

1. A Preliminary Plat or Development Plan for each phase of development must be submitted to the City of Sachse and must be approved in accordance with applicable law prior to completion of the Final Plat. A Final Plat with construction plans, as required by the Sachse Subdivision Ordinance as it presently exists, must be submitted to the City of Sachse and must be approved and construction completed in accordance with applicable law prior to issuance of a building permit within that phase.
2. All Final Plats must conform to the approved Preliminary Plat or Development Plan and be recorded within the county or counties where the property is located.

3.03 General Compliance: Except as amended by these conditions, development of property within this Planned Development must comply with the requirements of all ordinances, rules and regulations of the City of Sachse as they presently exist.

3.04 Corner Visibility Easements: A corner visibility easement shall be maintained at the intersection of streets. This easement shall be kept clear of all structures or other visual obstructions located between two (2) feet six (6) inches and six (6) feet in height above the top of curb of the adjacent street. The easement is defined by a line connecting two points on perpendicular or perpendicularly adjacent lot lines, said points being located twelve (12) feet on one street and sixty (60) feet on the adjoining street from the intersecting lot corner in both directions.

3.05 Maintenance of Common Facilities: Prior to the issuance of a building permit for the initial phase of development, a property owner's association, membership association or other entity that will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the development shall be formed. The city shall be under no obligation for operation or maintenance of the above facilities without prior city acceptance and approval.

**3.06 Screening Walls:**

- a. Unless otherwise approved by the City Council or their designee, screening walls shall be provided along the side or rear lot lines adjacent to major thoroughfares and secondary thoroughfares. The screening wall shall be constructed of stone, stucco, brick, concrete block, concrete, wrought iron or similar materials, or any combination thereof. The design shall be in accordance with Illustration 3. The location of screening walls shall be submitted for approval with the Development Plan or Preliminary Plat. Construction plans are to be included as a part of the public works civil engineering plan at time of final plat approval.
- b. A screening fence shall be required for the storage of a recreation vehicle, travel trailer, boat or similar equipment. The screening fence shall be constructed of wood or masonry and shall be a minimum of six (6) feet in height and be in accordance with all applicable city ordinances.

**3.07 Hiking and Jogging Trail Along Major Thoroughfares, Secondary**

**Thoroughfares and Residential Streets:** A six (6) foot wide concrete hiking and jogging trail may be constructed on one (1) side of the major thoroughfares, secondary thoroughfares, and residential streets as designated on the conceptual plan in lieu of sidewalks on both sides of the designated streets. In order to provide for a meandering trail, the pavement for the major thoroughfares, secondary thoroughfares and residential streets shall be allowed to be offset a maximum of five (5) feet from the center of the right-of-way to provide for additional parkway on one (1) side of the designated streets for the construction of the meandering trail. Trails along secondary thoroughfares and residential streets shall be constructed by the builder at the time of home construction.

**3.08 Street Design Standards:** All paved areas, permanent drives, streets, (dedicated or private) and drainage structures must be constructed in accordance with standard City of Sachse specifications as they presently exist. However, the following criteria shall apply:

- a. The minimum centerline radius for a major thoroughfare (minimum eighty (80) foot to maximum one hundred forty (140) foot right-of-way) shall be one thousand (1,000) feet, a secondary thoroughfare (minimum sixty (60) foot right-of-way) shall be two hundred fifty (250) feet and a minor residential street (minimum 50 foot right-of-way) shall be one hundred fifty (150) feet.
- b. A cul-de-sac shall not be longer than six hundred (600) feet.

**3.09 Landscaping Requirements:** Landscaping requirements are as follows:

- a. **Primary Entrances:** Primary entrances as indicated on Attachment 1 shall be landscaped in accordance with Illustration 1.
- b. **Subdivision Entrances:** Subdivision entrances as indicated on Attachment 1 shall be landscaped in accordance with Illustration 2.
- c. **Major Thoroughfare:** Median plantings and parkway plantings, with the exception of median nosings, will be informal in appearance with trees being located a minimum of three (3) feet from the back of curb. One Large Tree for each seventy five (75) feet of right-of-way and one Accent Tree for each fifty (50) feet of right-of-way will be planted in clusters from one to seven of the same species. Large trees will be a minimum of three (3) inch caliper. Selection of species will be from or equal to the species listed as "Large Trees" and "Accent Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996.
- d. **Secondary Thoroughfares:** Parkway plantings will be informal in appearance with trees being located a minimum of three (3) feet from back of curb. One Large Tree for each seventy five (75) feet of right-of-way and one Accent Tree for each fifty (50) feet of right-of-way will be planted in clusters from one to seven of the same species. Large Trees will be a minimum of three (3) inch caliper. Selection of species will be from or equal to the species listed as "Large Trees" and "Accent Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996.
- e. **Parks / Open Space / Common Areas:** Parks, open space and common areas shall include one (1) tree for every fifty (50) feet of frontage along a thoroughfare or street to be planted within twenty (20) feet of the back of curb. The trees will be selected from or equal to the species listed as "Large Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996.
- f. **Existing Trees:** Any existing tree meeting the minimum caliper requirement located within the planting areas described in this Section 3.09 shall be credited to the tree planting requirement.
- g. **Landscaping Deviation:** Any deviation from the landscaping requirements of this Section 3.09 shall require approval by the City Council.

**3.10 Fences:** Fence requirements are as follows:

- a. All fences within ten (10) feet of the golf course shall be six (6) foot wrought iron fence. Any deviation from, or addition to, the six foot

wrought iron fence must be approved by the Architectural Control Committee.

- b. Fences within the single family residential areas may be constructed of wood or masonry and shall be a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Any wood fence facing a public street shall have the board side of the fence toward the street.
- c. Fences in non-residential areas shall conform to City of Sachse requirements and standards.

**3.11 Irrigation Requirements:** Irrigation requirements for the development are as follows:

- a. The grass and shrub areas of all medians and parkways on major and secondary thoroughfares shall be irrigated.
- b. The grass and shrub areas of the primary and subdivision entrances shall be irrigated.

**3.12 Permits and Certificates of Occupancy:** The Building Official shall not issue a building permit or a certificate of occupancy for a use in a phase of this Planned Development District until there has been full compliance with these conditions, the construction codes and all other rules and regulations of the City of Sachse as they presently exist and are applicable to that phase.

**3.13 Sidewalks and Handicap Ramps:** Sidewalks and handicap ramps at street intersections adjacent to lots on secondary thoroughfares and residential streets shall be constructed by the builder at the time of home construction.