

ORDINANCE

AN ORDINANCE OF THE CITY OF DESOTO, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF DESOTO, TEXAS, AS HERETOFORE AMENDED BY AMENDING AND RESTATING PLANNED DEVELOPMENT NO. 109 (PD-109), WHICH IS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, BY REMOVING THE DESIGNATION OF SINGLE FAMILY ATTACHED (TOWNHOME), AND RE-DESIGNATING THESE LOTS AS SINGLE FAMILY; ALLOWING FOR MODIFICATIONS TO SINGLE FAMILY LOTS; PROVIDING FOR A TOTAL OF 27.33 ACRES TO BE USED AS PARK LAND FOR A TOTAL OF EIGHT (8) PARKS; PROVIDING FOR LANDSCAPE REQUIREMENTS FOR EACH PARK; PROVIDING FOR ALLEY WAIVERS ON DESIGNATED LOTS; PROVIDING FOR THE APPROVAL OF THE SITE PLAN FOR PHASE 2 ATTACHED HERETO AS EXHIBIT "O"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission of the City of DeSoto and the governing body of the City of DeSoto in compliance with the laws of the State of Texas, and the Ordinances of the City of DeSoto, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESOTO, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of DeSoto, Texas, duly passed by the governing body of the City of DeSoto on the 19th day of August, 1997, as heretofore amended, be, and the same are hereby amended by amending and restating Planned Development No. 109, which is more particularly described in Exhibit "A" attached hereto, by removing the designation of Single Family Attached (Townhome) and re-designating these lots as Single Family.

SECTION 2. That the property shall be developed and used only in accordance with the following development conditions:

- "A. Purpose. The purpose of this Planned Development District is to allow flexibility to the development of a Mixed Planned Development consisting