

**ORDINANCE NO. O-2026-05**

**AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 “BUILDING REGULATIONS” BY AMENDING ARTICLE I “IN GENERAL” BY AMENDING SECTION 3-13 “STANDARDS FOR CONSTRUCTION OF PUBLIC FACILITIES”; BY DELETING SECTION 3-17 “DRAINAGE AND STORMWATER CONTROL” IN ITS ENTIRETY; BY RENUMBERING SECTIONS 3-18 THROUGH 3-56; BY AMENDING SECTION 3-24 “FLATWORK REQUIREMENTS”; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**SECTION 1.** That the City of Sachse Code of Ordinances is amended by amending Chapter 3 “Building Regulations” to read as follows:

**“CHAPTER 3  
BUILDING REGULATIONS**

**ARTICLE I IN GENERAL**

...

**AMEND AS FOLLOWS:**

**§ 3-13 Standards for construction of public facilities.**

...

**B. Design manual as adopted.**

- (1) There is hereby adopted that certain code known as the Engineering Design Manual which is on file in the office of the city secretary and made apart hereof for all purposes. From and after the adoption of this subsection all drainage facilities, water system facilities, sanitary sewer system facilities, and pavement of public streets, highways, alleys or other public places and appurtenances and structures thereto, constructed within the City of Sachse or within the jurisdiction of the City of Sachse, shall comply with the Engineering Design Manual as adopted.
- (2) The Engineering Design Manual shall be considered a compliment to the “Standard Specifications for Public Works Construction” adopted in subsection A. If a conflict is determined between the “Standard Specifications for Public Works

Construction” and the Engineering Design Manual, the Engineering Design Manual will prevail .

**DELETE (2) “STANDARDS FOR THE PERMITTED USES OF “ASPHALT PAVEMENTS FACILITIES” IN ITS ENTIRETY**

~~(2) — Standards for the permitted uses of asphalt pavements facilities.~~

**RENUMBER (3) TO (2)**

(2) Standards for the permitted uses of sidewalks, driveways, curb and gutter or drainage facilities.

...

- (c) Sidewalks. Unless a different width is specially authorized by the city council, all sidewalks shall conform to the following:
  - (i) Along business establishments, schools, or commercial land use areas, a minimum width of five feet shall be installed with barrier free ramps conforming to the Engineering Design Manual.
  - (ii) Along residential areas, a minimum width of five feet shall be installed with barrier free ramps conforming to the Engineering Design Manual.
  - (iii) Delete (iii)
- (d) Driveway. Private driveways shall have a minimum overall width of twelve feet and conform with the Engineering Design Manual. The driveway plan shall show the details of drainage, curb and gutter, materials, grades, etc., and the details of how the facility will be constructed. All construction costs of a new private driveway including any drainage pipe, shall be paid for by the property owner for the initial construction.
- (e) Curb and gutter. Concrete curb and gutter which is constructed within a public right-of-way shall conform to the Engineering Design Manual. The property owner shall furnish plans and specifications to the city to identify the location, grades and types of any curb and gutter proposed for construction. The alignment and grade of any proposed improvements shall conform with the city’s current plans for street and thoroughfare plans. All costs associated with the construction of curb and gutter improvements shall be paid by the property owner.
- (f) Drainage. Drainage facilities improvements requested by property owner shall conform with the Engineering Design Manual. Any improvements related to private driveway shall be designed to a size which will accommodate the anticipated hydraulic flows passing through the structure. The proposed

construction shall conform to the future plans of the city on street and thoroughfare alignments. The proposed profile grades must allow for drainage flow to pass without creating hazards to the public safety and health. The cost of drainage improvements shall be paid by the property owner upon which the improvements benefit. If the city does elect to participate in the cost of reconstruction or improvements to an existing facility, specific approval must be given by the city.

...

C. Inspection requirements.

(8) A fee to defray the cost of inspection shall be collected by the city when the final plat for a private development or the final plat for any phase of a private development is accepted by the city council and the plat shall not be filed until the fee has been paid to the city.

...

**DELETE SECTION 3.17 “DRAINAGE AND STORMWATER CONTROL” IN ITS ENTIRETY. RENUMBER REMAINING SECTIONS.**

...

**§ 3-24. Flatwork requirements.**

...

(2) All new parking and drives shall be constructed with concrete to the city’s Engineering Design Manual. Where residential drives exceed 150 feet in length, an all-weather, dust-free surface is permitted starting 20 feet beyond the property line so that the drive approach plus 20 feet is concrete.

...”

**SECTION 2.** That all provisions of the Ordinances of the City of Sachse, Texas, in conflict with the provisions of this Ordinance be and the same are hereby, repealed, and that all other provisions of the Ordinances of the City of Sachse not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 3.** That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

**SECTION 4.** An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Sachse, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 5.** That any person, firm, or corporation violating any provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** This ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED** by the City Council of the City of Sachse, Texas this the 20<sup>th</sup> day of April 2026.



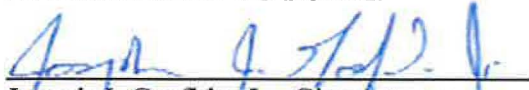
APPROVED:

  
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Jeff Bickerstaff, Mayor

DULY ENROLLED:

  
\_\_\_\_\_  
Leah K Granger, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Joseph J. Gorfida, Jr., City Attorney  
(03-26-2026: FINAL 4934-9911-6699, v. 1)