

ORDINANCE 10-21-16

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP TO REZONE PROPERTY ALONG THE SOUTH SIDE OF FM 455 EAST OF MARION ROAD; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The applicant has requested to amend the zoning of 87.2 acres of land located south of FM 455 and east of Marion Road from A Agricultural District to B-2 Business District and R-1 Single Family Residential District;

WHEREAS, The City Council has found that finds the proposed zoning districts are in conformance with the City's Comprehensive Land Use Plan, Now Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

Section 1 The Official Zoning Map be amended to designate the subject areas located along the south side of FM 455 east of Marion Road as described in the following and show on the attached Exhibit A.

- A Agricultural District to B-2 Business District – 37.11 acres, measuring approximately 750 feet south from FM 455 and 2,025 east from the northwest corner of the subject area.
- A Agricultural District to R-1 Single Family Residential District – 50.01 acres, located south of the B-2 District measuring approximately 1,680 feet north-south and 2,025 east-west from the southeast corner of the property.

Section 2 All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 3 It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

Section 4 Any person, firm, or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in an amount not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5 This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Sanger, Texas, on this 3rd day of October 2016.

APPROVED:



Thomas E. Muir

Mayor Thomas Muir

ATTEST:

Cheryl Price
City Secretary Cheryl Price