

## ORDINANCE # 03-05-18

**AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION FROM "I-2" HEAVY INDUSTRIAL DISTRICT TO "SF-7" SINGLE-FAMILY RESIDENTIAL DISTRICT-7 ON A CERTAIN APPROXIMATELY 17.89-ACRE TRACT OF LAND LOCATED SOUTH OF FM 455, NORTH OF MCREYNOLDS ROAD AND WEST OF SABLE CREEK PHASES I AND II; 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**, all Requests for Changes in Zoning Classifications were duly filed with the City of Sanger, Texas, concerning the hereinafter described properties;

**WHEREAS**, due notice of hearings were made in the time and manner prescribed by law and the Planning and Zoning Commission of the City of Sanger, Texas, duly covered and conducted public hearings for the purpose of assessing zoning classification changes on the hereinafter described properties located in the City of Sanger, Texas;

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

**Section 1.** That a certain approximately 17.89-acre site described as A0029A R. BEEBE, TR 149, 153 and further described in the attached Exhibits A and B, and generally located south of FM 455, north of McReynolds Road and west of Sable Creek Phases I & II is subject to this ordinance.

**Section 2.** The zoning classification on the herein above described property is hereby changed from "I-2" Heavy Industrial District to "SF-7" Single-Family Residential District - 7. The minimum dwelling size is fifteen hundred (1500) square feet (Category 5).

**Section 3.** All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**Section 4.** 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 5.** 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 6.** 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 5th day of March, 2018.

ATTEST:



APPROVED:

*Thomas E. Muir*

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Cheryl Price, City Secretary

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Thomas E. Muir, Mayor