

**CITY OF SANGER, TEXAS
ORDINANCE 08-27-11**

AN ORDINANCE OF THE CITY OF SANGER, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING CHAPTER 14, SECTION 30.2, CODE OF ORDINANCES, CITY OF SANGER, DENTON COUNTY, TEXAS, "USE OF LAND AND BUILDINGS" TO PROVIDE THAT A CASH ADVANCE OR PAYDAY LOAN OFFICE USE MAY BE PERMITTED IN A "B-2" ZONING DISTRICT BY SPECIFIC USE PERMIT; AMENDING CHAPTER 42 TO PROVIDE DEFINITIONS; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING 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 Planning and Zoning Commission of the City of Sanger and the governing body of the City of Sanger, in compliance with the laws of the State of Texas and the ordinances of the City of Sanger, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended; Now Therefore,

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

SECTION 1. Chapter 14, Section 30, Code of Ordinances, City of Sanger, Denton County, Texas, "Use of Land and Buildings", is amended by adding to the Legend in Section 30.2, in the "Retail and Service Type Uses" section, "cash advance or payday loan office*" in a B-2 Zoning District by Specific Use Permit, conditioned that "*such use shall be no closer than 500 feet to another, existing cash advance or payday loan office".

SECTION 2. Chapter 14, Section 42, Code of Ordinances, City of Sanger, Denton County, Texas, "Rules of Construction and Special Definitions", is amended by adding to Section 42.2 "Special Definitions", in alphabetical order, the following definition:

"Cash advance or payday loan office – an office or premise containing a business engaging in making cash advances, payday loans, auto title loans or similar consumer loans."

SECTION 3. That all provisions of the ordinances of the City of Sanger in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Sanger, Texas, as heretofore amended.

SECTION 5. 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 so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sanger, as heretofore 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.

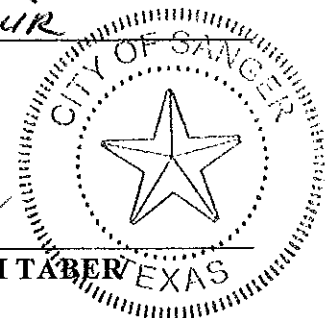
DULY PASSED by the City Council of the City of Sanger, Texas, on the 1st day of August 2011.

APPROVED:


MAYOR THOMAS MUIR

ATTEST:


CITY SECRETARY TAMI TABER



APPROVED AS TO FORM:

CITY ATTORNEY
(RLD/05/05/11)(49192)

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