

**ORDINANCE 10-19-13**

**AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR SINGLE FAMILY DETACHED DWELLINGS IN A TWO FAMILY RESIDENTIAL DISTRICT AT 603 S. 2<sup>ND</sup> STREET; 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 applied for a Specific Use Permit for single family detached dwellings;

**WHEREAS,** The subject property at 603 S. 2<sup>nd</sup> Street is zoned 2-F Two Family Residential District; and

**WHEREAS,** The Planning & Zoning Commission has recommended approval of the proposed permit; Now Therefore,

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

**Section 1** A Specific Use Permit for single family detached dwellings is hereby granted, subject to the following conditions:

- 1) The subject property be limited to not more than six (6) single family dwellings,
- 2) Each single family dwelling has a minimum living area of 1,100 square feet, and
- 3) The minimum lot width for the subject property be 50 feet.

**Section 2** All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

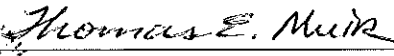
**Section 3** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the 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 21<sup>st</sup> day of October, 2013

APPROVED:

  
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Mayor Thomas Muir

ATTEST:

  
\_\_\_\_\_  
City Secretary Tami Taber

