

ORDINANCE 06-08-14

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REZONING PROPERTY LOCATED ON THE WEST SIDE OF MARION ROAD NORTH OF FM 455, FROM MF-2 MULTIFAMILY RESIDENTIAL DISTRICT TO PD-TH TOWNHOME RESIDENTIAL DISTRICT AND FROM SF-10 SINGLE FAMILY RESIDENTIAL DISTRICT TO 2-F TWO FAMILY RESIDENTIAL DISTRICT AND B-1 BUSINESS DISTRICT; 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 to rezone the area north of the Trails of Sanger Apartments along Marion Road from MF-2 to PD-TH Planned Development Townhome District;

WHEREAS, The applicant has applied to rezone the area south and west of the intersection of Silver Spur Drive and Wagon Wheel Drive from SF-10 to 2-F Two Family Residential District;

WHEREAS, The applicant has applied to rezone the area south of Silver Spur Drive from SF-10 to B-1 Business District;

WHEREAS, The City Council has found that finds the proposed rezoning is in accordance with the 2007 Comprehensive Land Use Plan; Now Therefore,

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

Section 1 The following areas located west of Marion Road and north of FM 455 area more specifically described in the attached Exhibit B are hereby rezoned:

Tract 1: Approximately 21 acres located on the west side of Marion Road approximately 735 feet north of Stagecoach Trail from MF-2 Multi-Family Residential District to PD-TH Planned Development Townhome District, with the attached development standards

Tract 2: Approximately 9.2 acres located south and west of the intersection of Silver Spur Drive and Wagon Wheel Drive from SF-10 Single Family Residential District to 2-F Two Family Residential District

Tract 3: Approximately 2.5 acres located on the west side of Marion Road south of Wagon Wheel Drive from SF-10 Single Family Residential District to B-1 Business District

Section 2 All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

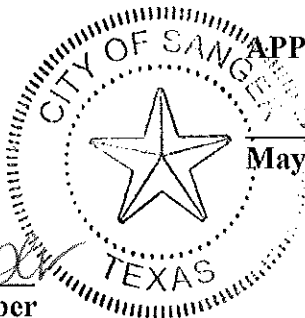
Section 3 It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable

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 2nd day of June, 2014.



APPROVED:

Thomas E. Muir

Mayor Thomas Muir

ATTEST:

Tami Taber
City Secretary Tami Taber