

## ORDINANCE 10-21-15

**AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP TO REZONE THE PROPERTY LOCATED AT 220 S. 1ST STREET, FROM SF-10 SINGLE FAMILY RESIDENTIAL TO PD-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 requested to rezone the subject property from SF-10 Single Family Residential District to PD-B-1 Planned Development B-1 Business District;

WHEREAS, The City Council has found that finds the proposed zoning district is harmonious with the surrounding land uses and condition; Now Therefore,

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

**Section 1** The subject property located at 220 S. 1st Street, Lot 1 Block B of the Shirley Addition, is hereby rezoned from SF-10 Single Family Residential to PD-B-1 Business District, with the following standards:

**Permitted Uses:** Office, Appliance and small engine repair, Building trades (plumber, air conditioning repair, etc), Workshop, Storage, One existing dwelling unit (apartment)

**Prohibited Uses:** Retail, Auto Repair

**Development Standards:** Operating hours not earlier than 7:00 AM or later than 7:00 PM, All storage and work to be performed inside, Delivery trucks limited to small box trucks (no semi-trailers)

And all other standards as described by the B-1 Business District of the Zoning Ordinance.

**Section 2** All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.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 5<sup>th</sup> day of October, 2015.

APPROVED:

*Thomas E. Muir*

Mayor Thomas Muir

ATTEST:

*Tami Taber*  
City Secretary Tami Taber

