

ORDINANCE 02-02-16

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP TO REZONE THE PROPERTIES LOCATED AT 5001 & 5003, 5005 & 5007, AND 5009 & 5011 SANGER CIRCLE DRIVE FROM 2F TWO FAMILY RESIDENTIAL TO PD-SFA PLANNED DEVELOPMENT 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 2F Two Family Residential District to PD-SFA Planned Development 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 properties located at 5001 & 5003, 5005 & 5007, AND 5009 & 5011 Sanger Circle Drive, Lots 1, 2, & 3 of Sanger Circle Phase 1A, is hereby rezoned from 2F Two Family Residential District to PD-SFA Planned Development - Single Family Attached Residential District, with the following standards:

Permitted Uses: Single family attached dwelling unit, any use permitted in all zoning districts

Development Standards:

Minimum Front Yard:	25 feet
Minimum Side Yard:	One 8-foot side yard required
Minimum Rear Yard:	25 feet
Minimum Lot Area:	3,250 square feet
Minimum Lot Width:	32.5 feet
Minimum Lot Depth:	100 feet

And all other standards as described by the 2F Two Family Residential 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Section 2 All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.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 1st day of February 2016.

APPROVED:

Thomas E. Muir

Mayor Thomas Muir

ATTEST:

Tami Taber

City Secretary Tami Taber

