

**ORDINANCE 02-03-16**

**AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP TO REZONE THE PROPERTY LOCATED AT 904 SOUTH 5TH STREET, FROM B-1 BUSINESS DISTRICT 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 B-1 Business 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 904 South 5<sup>th</sup> Street, Tracts 240 & 241, is hereby rezoned from B-1 Business District to PD-B-1 Business District, with the following standards:

**Permitted Uses:** As permitted in the B-1 Business District

**Development Standards:**

Minimum Rear Yard: 10 feet

Off-street Parking Spaces Required: 1 per 250 square feet of retail use

All other development standards: Per the 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**Section 2** All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.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 1<sup>st</sup> day of February 2016.

APPROVED:

*Thomas E. Muir*

Mayor Thomas Muir

ATTEST:

*Tami Taber*  
City Secretary Tami Taber

