

**CITY OF SANGER, TEXAS**

**ORDINANCE 02-02-23**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP OF APPROXIMATELY 0.5877 ACRES OF TRACT DESCRIBED AS MARY H SHIRLEY LOT 7; FROM (B-1) BUSINESS 1 TO (SF-10) SINGLE FAMILY 10; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

**WHEREAS**, the City Council finds it necessary for the public health, safety, and welfare that development occur in a controlled and orderly manner; and

**WHEREAS**, the Planning and Zoning Commission on January 9, 2023, duly covered and conducted public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

**WHEREAS**, all requests for amendment to the Zoning Map were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

**WHEREAS**, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

**WHEREAS**, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

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

**SECTION 1.** That an amendment to the Zoning Map from (B-1) Business 1 to (SF-10) Single Family 10 is hereby granted for the property generally located on the southwest corner of 2<sup>nd</sup> Street and Church St. and commonly known as 503 S 2<sup>nd</sup> Street, described in **Exhibit A**.

**SECTION 2.** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**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 accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

**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.

**PASSED AND APPROVED** by the City Council of the City of Sanger, Texas, on this 6th day of February, 2023.

**APPROVED:**

**ATTEST:**

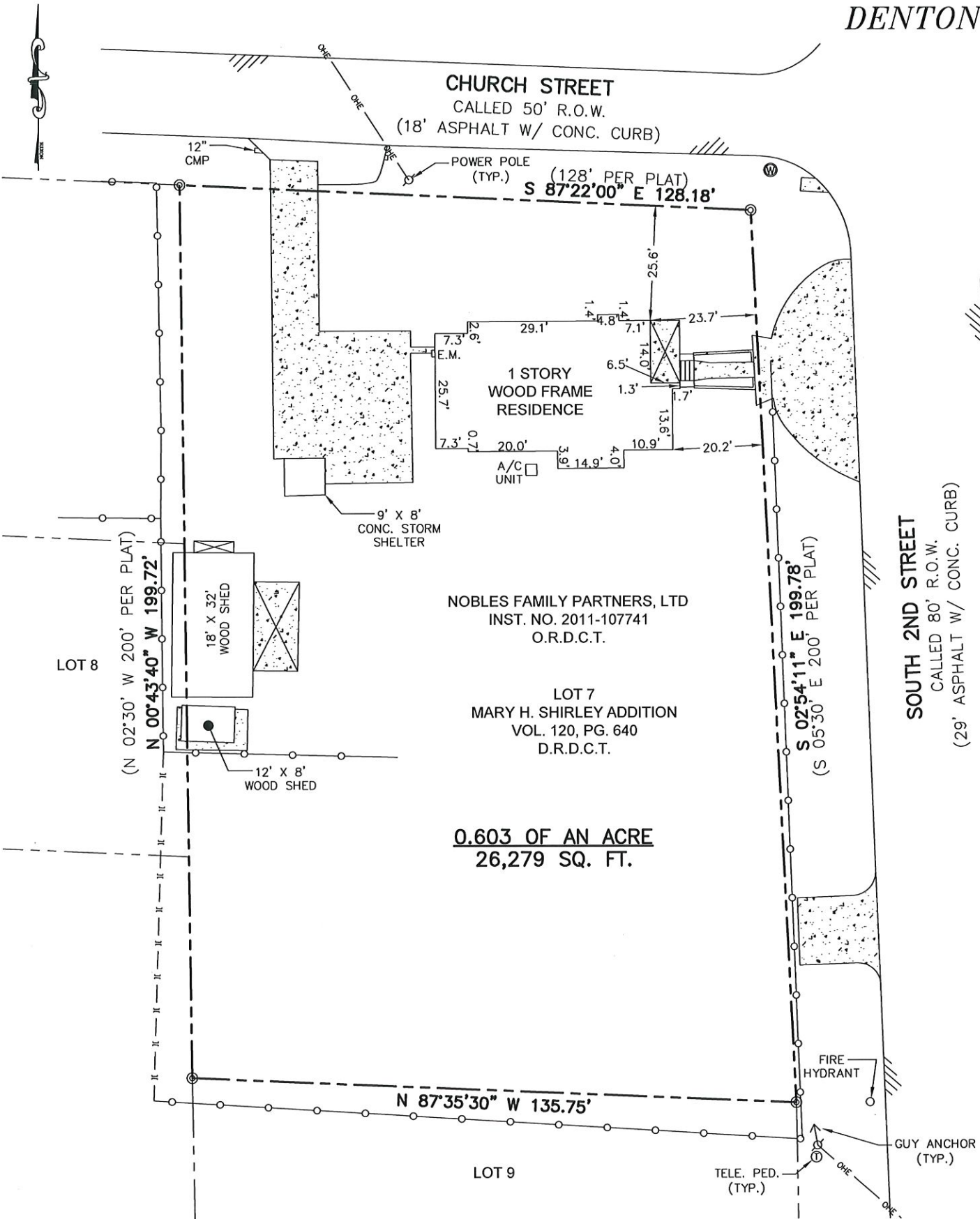
\_\_\_\_\_  
**Thomas E. Muir, Mayor**

\_\_\_\_\_  
**Kelly Edwards, City Secretary**

**APPROVED TO FORM:**

\_\_\_\_\_  
**Hugh Coleman, City Attorney**

DENTON COUNTY, TEXAS



PROPERTY DESCRIPTION

Lot 7, of MARY H. SHIRLEY ADDITION, on Addition to the City of Sanger, Denton County, Texas, according to the Plat thereof recorded in Volume 120, Page 640, Deed Records of Denton County, Texas.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, REFERENCED BY GF NO. 20052953DN-CS AND BEARING AN EFFECTIVE DATE OF APRIL 14, 2020.

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480786 0210 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF APRIL 18, 2011.

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON APRIL 23, 2020.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

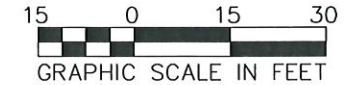
This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

*Joe C. Vaughn, Jr.*  
JOE C. VAUGHN, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926  
APRIL 29, 2020  
FIRM REGISTRATION NO. 10129300



- LEGEND**
- PROPERTY LINE
  - - - EASEMENT LINE
  - - - ADJOINING PROPERTY LINE
  - - - CHAIN LINK FENCE
  - - - WOOD FENCE
  - - - BARBED WIRE FENCE
  - - - OVERHEAD UTILITIES
  - = CAPPED IRON ROD SET MARKED "PLS INC"
  - ⊙ = IRON ROD FOUND
  - E.M. = ELECTRIC METER
  - ⊕ = WATER METER
  - = CONCRETE

NOTE:  
LEGEND IS TYPICAL, NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

**PLS**  
PIPELINE LAND SERVICES, INC.  
1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205  
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY:	CMW
CHECKED BY:	JCV
DATE:	4/29/20
SHEET:	1 OF 1
SCALE:	AS SHOWN

**LAND TITLE SURVEY**  
**503 SOUTH 2ND STREET**  
**LOT 7**  
**MARY H. SHIRLEY ADDITION**  
**CITY OF SANGER**  
**DENTON COUNTY, TEXAS**  
**503 S.2ND ST**