

CITY OF SANGER, TEXAS

ORDINANCE XX-XX-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE CITY OF SANGER CODE OF ORDINANCE APX ZO ZONING, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR 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, on May 18, 2026, the City Council approved Ordinance XX-XX-26 amending Apx ZO Zoning Ordinance; and

WHEREAS, all requests for an amendment to the Code of Ordinances were duly filed with the City of Sanger, Texas, concerning the hereinafter described; and

WHEREAS, the Planning and Zoning Commission on May 11, 2026, duly covered and conducted a public hearing for the purpose of assessing a request for an amendment to the code of ordinances recommending approval for the hereinafter described 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 Apx ZO Zoning Ordinance is amended as follows, and in Exhibit A, B, C, D, and E.

1. Article II, Section 3.F6 – Change reference Section 18 to Section 20
2. Article III, Section 1. City-Wide Table, Residential TR to include Previous Zoning Districts SF-8: SF-9
3. Article III, Section 1.4.C - Change reference from Section 18 to Section 20
4. Article III, Section 2.A.2 – Change reference from Section 18 to Section 20
5. Article III, Section 2.C – Update Schedule of Use Table – Exhibit A
6. Article III, Section 3.F - Article III, Section 1.4.C - Change reference from Section 18 to Section 20

7. Article III Section 5.5 - Article III, Section 1.4.C - Change reference from Section 18 to Section 20
8. Article III Section 7.E.2 - Article III, Section 1.4.C - Change reference from Section 18 to Section 20
9. Article III Section 8.A – Add districts of “2F (Two-Family Residential) and MF-1 (Multi-Family Residential 1)” and remove “and MF-2 (Multi-Family Residential 2)”
10. Article III Section 8.C - Article III, Section 1.4.C - Change reference from Section 18 to Section 20
11. Article III Section 9.A – Add the existing “residential” and Article III, Section 1.4.C - Change reference from Section 21 to Section 23
12. Add – Article III Section 10 “UMF” Urban Multifamily Residential District – Exhibit B
13. Article III Section 10.B.2 - Change reference from Section 18 to Section 20
14. Article III Section 10.B.i - Change reference from Section 18 to Section 20
15. Article III Section 10.C.i - Change reference from Section 18 to Section 20
16. Article III Section 10.D - Change reference from Section 18 to Section 20
17. Article III Section 12.B.6 - Change reference from Section 18 to Section 20
18. Add – Article III Section 14 “UMU” Urban Mixed Use District – Exhibit C
19. Article III Section 14.D - Change reference from Section 18 to Section 20
20. Article III Section 21 – Add definitions for Data Center Exhibit E
21. Article III Section 21 - Amend definition of Golf-Course Exhibit E
22. Article III – Renumber existing Article III Sections 10-21 to include the two new sections, creating Sections 1-23
23. Article III Section 5.C – Amend Lot Depth to 110’ and Lot area to 7150 sq. ft., Secondary Building Rear Yard 3’ Side Yard to 8’ and Side Street 20’ – Exhibit D
24. Article III Section 5.C.2.a – Amend Lot Area to 7150 square feet – Exhibit D
25. Article III Section 6.C – Amend Lot Area to 4500 square feet - Exhibit D
26. Article III Section 6.C.2.a – Amend Lot area to 4500 square feet – Exhibit D
27. Article III Section 9.C.1.b – Amend Secondary Building Side Yard to 8’ and Side Street to 20’ and Rear Yard to 3’ - Exhibit D

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. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5. 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 6. This ordinance will take effect immediately from and after its passage, and the publication of the caption, as the law and Charter in such case provides.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this **18th** day of **May**, 2026.

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary