

ORDINANCE 06-08-14

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REZONING PROPERTY LOCATED ON THE WEST SIDE OF MARION ROAD NORTH OF FM 455, FROM MF-2 MULTIFAMILY RESIDENTIAL DISTRICT TO PD-TH TOWNHOME RESIDENTIAL DISTRICT AND FROM SF-10 SINGLE FAMILY RESIDENTIAL DISTRICT TO 2-F TWO FAMILY RESIDENTIAL DISTRICT AND 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 applied to rezone the area north of the Trails of Sanger Apartments along Marion Road from MF-2 to PD-TH Planned Development Townhome District;

WHEREAS, The applicant has applied to rezone the area south and west of the intersection of Silver Spur Drive and Wagon Wheel Drive from SF-10 to 2-F Two Family Residential District;

WHEREAS, The applicant has applied to rezone the area south of Silver Spur Drive from SF-10 to B-1 Business District;

WHEREAS, The City Council has found that finds the proposed rezoning is in accordance with the 2007 Comprehensive Land Use Plan; Now Therefore,

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

Section 1 The following areas located west of Marion Road and north of FM 455 area more specifically described in the attached Exhibit B are hereby rezoned:

Tract 1: Approximately 21 acres located on the west side of Marion Road approximately 735 feet north of Stagecoach Trail from MF-2 Multi-Family Residential District to PD-TH Planned Development Townhome District, with the attached development standards

Tract 2: Approximately 9.2 acres located south and west of the intersection of Silver Spur Drive and Wagon Wheel Drive from SF-10 Single Family Residential District to 2-F Two Family Residential District

Tract 3: Approximately 2.5 acres located on the west side of Marion Road south of Wagon Wheel Drive from SF-10 Single Family Residential District to B-1 Business District

Section 2 All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

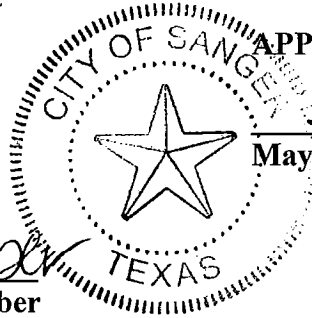
Section 3 It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable

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 2nd day of June, 2014.



APPROVED:

Thomas E. Muir

Mayor Thomas Muir

ATTEST:

Tami Taber
City Secretary Tami Taber

Sanger Circle Planned Development Townhome District

PD-TH PLANNED DEVELOPMENT TOWNHOME RESIDENTIAL DISTRICT-1

General Purpose and Description: The PD-TH District is intended to provide for single-family attached residential uses. Density in this district is not to exceed ten (10) units per acre.

Use Regulations: A building or premise shall be used only for the following purposes:

1. Single family attached dwelling units, provided that no more than five (5) dwelling units are attached in one continuous row or group and provided that no dwelling unit is constructed above another unit.

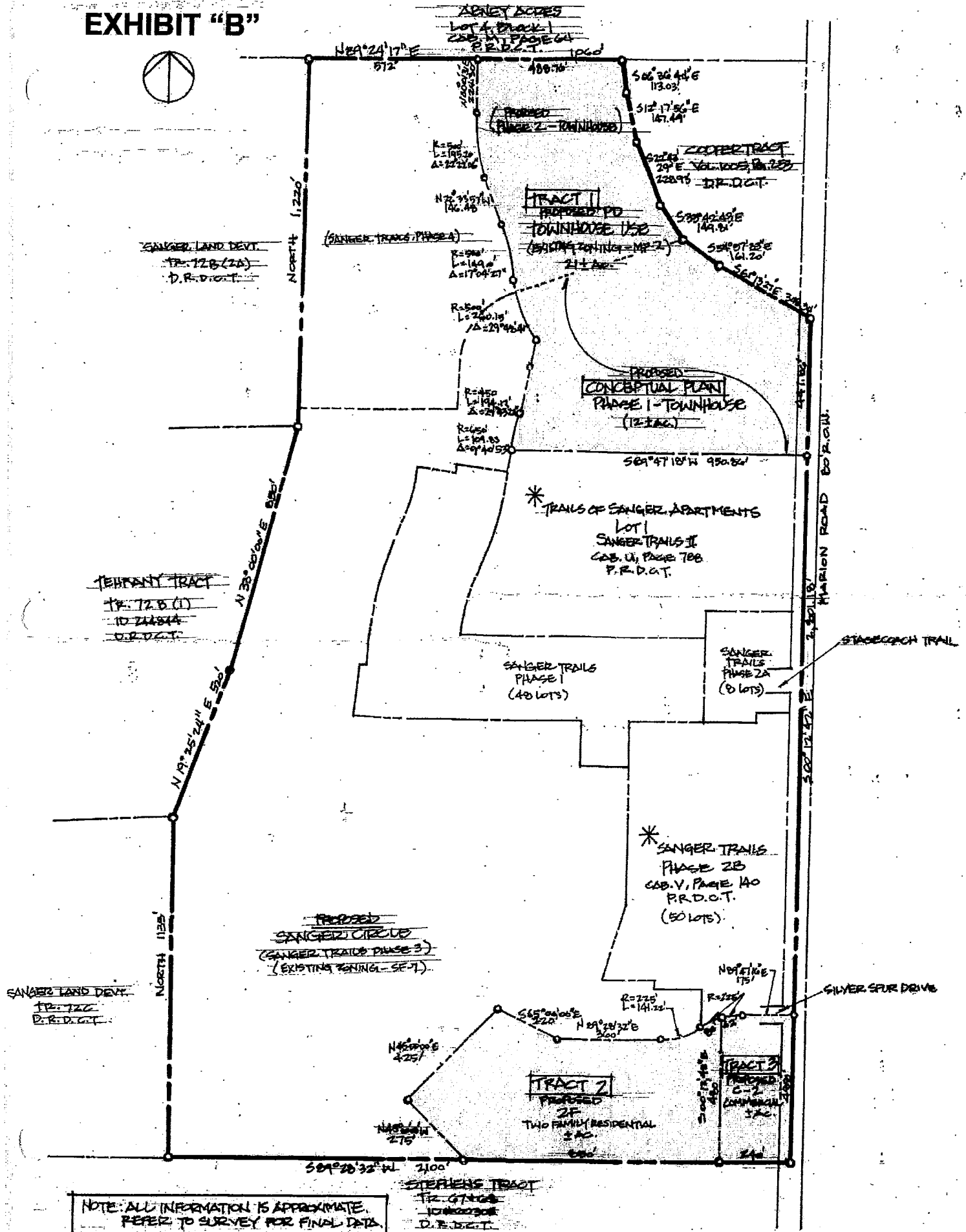
Height Regulations: No building shall exceed thirty-five (35) feet.

Area Regulations:

1. **Size of Yards:**
 - a. **Front Yard:** There shall be a front yard having a required depth of not less than twenty (20) feet as measured from the front property line.
 - b. **Side Yard:** There is no required side yard between adjacent units within the same building. There is minimum side yard of at least seven and one half (7½) feet for units at the end of a building, creating a 15-foot separation between adjacent buildings. There is a required side yard of at least twenty (20) feet adjacent to a side street.
2. **Size of Lot:**
 - a. **Lot Area:** Each lot shall measure at least two thousand three hundred (2,300) square feet.
 - b. **Lot Width:** The width of a lot shall be not less than twenty-three (23) feet.
 - c. **Lot Depth:** The depth of a lot shall be not less than one hundred (100) feet.

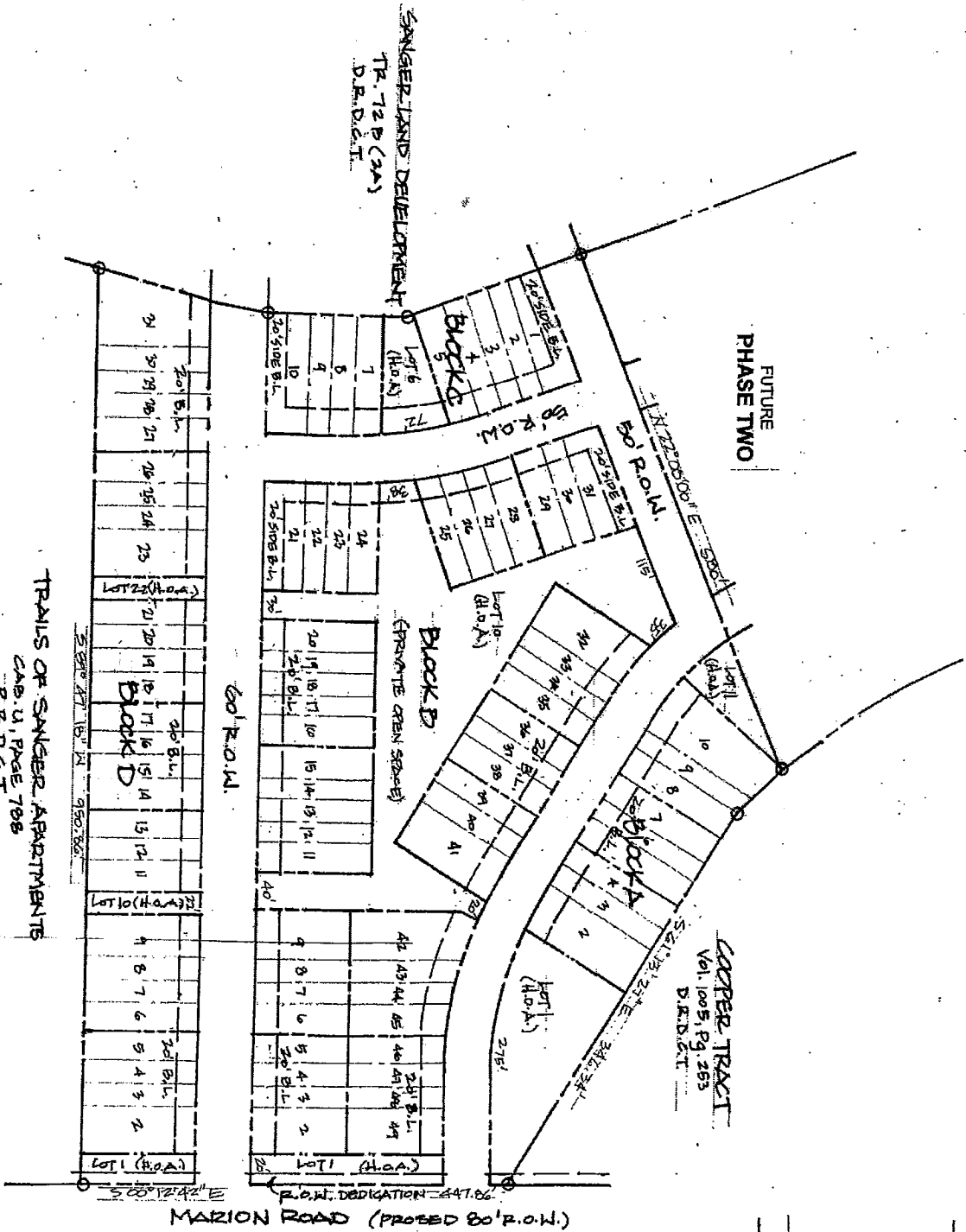
18.4 Parking Regulations: Two (2) off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard. Off street parking spaces shall be provided in accordance with the requirements set forth in Section 32.

EXHIBIT "B"



NOTE: ALL INFORMATION IS APPROXIMATE.
REFER TO SURVEY FOR FINAL DATA.

* NOT INCLUDED

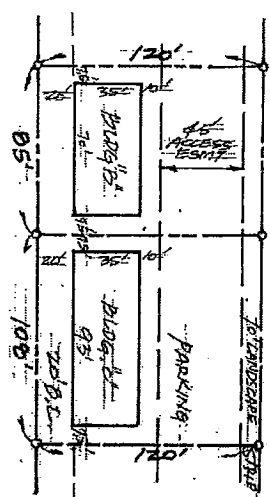


TRAILS OF SANGER APARTMENTS
 C.A.B. U. PAGE 708
 P.R.D.&T.

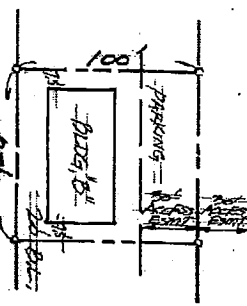
CONCEPTUAL PLAN
 SANGER CIRCLE TOWNHOMES - PHASE ONE
 SANGER, TEXAS



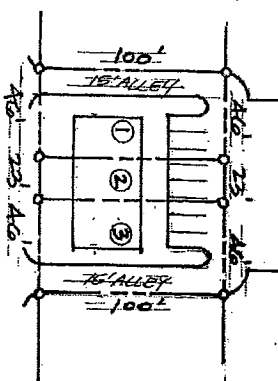
BUILDING SITE "A"
 (TYPICAL)



BUILDING SITE "B"
 (TYPICAL)



TYPICAL LOT LAYOUT





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Garage Sales

Moving Sale: Friday and Saturday starting at 8:00am-?? at 101 Telus Drive, Sanger. Clothes, home decor, lawn equipment, Christmas decorations and whatever else I find that needs to go!

Multi-Family Garage Sale: Friday & Saturday, June 13-14 from 8am-?? at 1002 Austin St., Sanger. Young girls clothes and adult clothes, shoes, purses, toys. Too much to list! Storage full of miscellaneous.

Real Estate

AUCTION:

June 15 @ 5:00 Handyman Special. Financing Available. 2 bed, 1 bath, 1 carport. \$19,500 starting bid. Inspection Saturday & Sunday 12-4:00. 801 Peach Street, Sanger. Email burch@startpacking.us for auction details. 940-458-4920

3/2 Singlewide on 1.27 acres. 7650 Houston Rd. S1SD. \$64,900. Scott Real Estate. Kepple Properties LLC. Call Jim 940-453-9521.

For Sale by Owner: Country property, 4-5-10 acres restricted. No mobile homes. Call Steve 940-268-7734.

For Sale by Owner: 2 homes - main house approx. 2,800 sq. ft. Guest house 1,400 sq. ft. On 10 acres. Call Steve 940-268-7734.

For Rent

Space to rent: App. 600 sq.ft. Ideal for office or retail. Located on FM 455 past the high school. Good Exposure. Country Crossing. Call 940-391-3488 or 940-391-9771 for details.

Facility for rent: Need a place for a party, wedding reception or reunion? Large building with beautiful view of Lake Ray Roberts. Very reasonable rates. Call 940-458-2862 or 940-595-6326.

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SANGER NEWS 940-458-8515

Legal Notices

REQUEST FOR QUALIFICATIONS

- CITY OF SANGER

ANNUAL AUDIT SERVICES

The City of Sanger will select the "best qualified" public accounting firm to perform the City's annual audit for the fiscal year ending September 30, 2014. The firm selected must have previous experience in performing audits of municipal governments. Selection will be on the basis of demonstrated competence and qualifications to perform the service for a fair and reasonable price.

RFQ's must be in a sealed envelope and delivered to Cheryl Davenport, Finance Director before the deadline of 2:00 p.m. Tuesday, July 1, 2014 at which time all will be opened at City Hall, 502 Elm Street, Sanger Texas. If delivered by US Mail; send to Cheryl Davenport, Finance Director, City of Sanger, P.O. Box 1729, Sanger, TX 76266. If delivered by hand or other carrier deliver to: Cheryl Davenport, Finance Director, City of Sanger, 502 Elm St., Sanger, TX 76266. All RFQ's must be sealed and marked prominently on the outside of the envelope "ANNUAL AUDIT SERVICES RFQ Do Not Open". The full RFQ may be picked up at City Hall or downloaded at the City website at www.sangertexas.org. The full RFQ must be signed and accompany your proposal.

For further information contact Cheryl Davenport, Finance Director at 940-458-7930 or cdavenport@sangertexas.org.

The City of Sanger will receive sealed bids for the video inspection of Well Nos. 2 & 3 for the City of Sanger, Texas until 2:00PM on Tuesday, June 17, 2014. (NO LATE BIDS WILL BE ACCEPTED) Hand delivered bids will be received at 502 Elm Street, Sanger, Texas 76266 and mailed bids will be received at PO Box 1729, Sanger, TEXAS 76266. The bids will be publicly opened and read aloud at 2:00PM on Tuesday, June 17, 2014 at 502 Elm Street, Sanger, Texas 76266. Bids shall be submitted in a sealed envelope upon the blank form of bid furnished. Sealed envelopes shall be marked "A BID FOR VIDEO INSPECTION OF WELL NOS. 2 & 3 FOR THE CITY OF SANGER. DO NOT OPEN UNTIL 2:00PM, TUESDAY, JUNE 17, 2014."

In submitting this Bid, it is understood that this Bid may not be altered or withdrawn for a minimum of SIXTY (60) calendar days.

The Owner reserves the right to reject any and all Bids, and to waive any irregularities or information.

It is the Bidder's responsibility to deliver his proposal at the proper time to the proper place. The mere fact that a proposal was dispatched will not be considered. The Bidder must have the proposal actually delivered.

Each Bidder shall indicate on his bid the number of calendar days he will require to complete the entire work under the Contract with all possible diligence within the time limit as stipulated in the bid proposal. The Owner considers it imperative that the work be completed at the earliest possible date and consideration will be given to the proposed completion date in determining the Bidders

Legal Notices

ORDINANCE 06-09-14

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR A MOBILE HOME AS A FIXED DWELLING IN AN AGRICULTURAL ZONING DISTRICT LOCATED AT 10977 METZ ROAD.; 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.

ORDINANCE 06-08-14

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