

**ORDINANCE NO. 573-20**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SANSOM PARK, TEXAS, ZONING ORDINANCE BY AMENDING SECTIONS 4.3 SF-6 SINGLE-FAMILY RESIDENTIAL DISTRICT STANDARDS AND 4.4 SF-5 SINGLE-FAMILY RESIDENTIAL DISTRICT STANDARDS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sansom Park, Texas, is a Type A General-Law municipality; and

**WHEREAS**, Section 51.001 of the Texas Local Government Code authorizes municipalities to adopt any ordinance, act, law or regulations, not inconsistent with State law, that is necessary for the government, interest, welfare or good order of the City; and

**WHEREAS**, the City Council of the City of Sansom Park provided notice as required by law and conducted a public hearing on September 17, 2020, in accordance with Texas Local Government Code 211.007 and finds and determines that the Code of Ordinances of the City of Sansom Park, Texas, Zoning Ordinance, , Ordinance No. 480-14, as amended, (Zoning Ordinance) should be amended by amending Section 4.3 and Section 4.4 as shown in Attachment "A".

**WHEREAS**, the City Council of the City of Sansom Park, Texas, has found that the following amendments to the City's zoning ordinance will promote the public health, safety and welfare of the citizens of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANSOM PARK, TEXAS, THAT:**

**SECTION I  
FINDINGS OF FACT**

The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**SECTION II  
ZONING AMENDMENTS**

Exhibit "A" of the Code of Ordinances of the City of Sansom Park, Texas, Zoning Ordinance, is hereby amended by amending Section 4.3 and Section 4.4. as shown in Attachment "A".

**SECTION III  
CUMULATIVE CLAUSE**

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Sansom Park, Texas, as amended, except where the provisions are in direct conflict with the provisions of other ordinances, in which event the conflicting provisions of the other ordinances are hereby repealed.

**SECTION IV  
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any 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 phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION V  
PENALTY CLAUSE**

Any person, firm or corporation, violating any of the provisions or terms of this Ordinance, or the Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and upon conviction, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense and each and every day such violation shall continue shall constitute a separate offense.

**SECTION VI  
PUBLICATION CLAUSE**

The City Secretary of the City of Sansom Park is hereby directed to publish the caption, the penalty clause and effective date clause in the official newspaper at least once within ten (10) days after the passage of this Ordinance.

**SECTION VII  
EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage and publication as provided by law, and it is so ordained.

**PASSED AND APPROVED** this the 17th day of September, 2020.

**ATTEST:**

Wendy Blocker  
Wendy Blocker, TRMC City Secretary

Crystal Harris  
Crystal Harris, Mayor Pro Tem

**APPROVED AS TO FORM AND CONTENT:**

Will Pruitt  
Will Pruitt, City Attorney



**ATTACHMENT "A"**

**CODE OF ORDINANCES OF THE CITY OF SANSOM PARK, TEXAS**

**ZONING ORDINANCE SHALL BE AMENDED AS FOLLOWS**

**(~~strikethrough~~ text indicates deletions and underlined text indicates additions)**

**SECTION 4.3 SF-6 - SINGLE-FAMILY RESIDENTIAL DISTRICT**

**SECTION 4.2.1 - TITLE, PURPOSE AND INTENT**

**C. Property Development Standards:**

**"SF-6" District Area Requirements**

Minimum Lot Area	6,000 sq. ft.
Minimum Lot Width	60 ft.
Minimum Lot Depth	100 ft.
Minimum Front Yard	25 ft.
Minimum Interior Side Yard	5 ft.
Minimum Side Yard adjacent to street (corner lot)	<del>10</del> <u>5</u> ft.
Minimum Rear Yard	<del>10</del> <u>5</u> ft.
Minimum Dwelling Size	1,200 sq. ft.
Maximum Building Height	35 ft.
Maximum Building Coverage	50%
Minimum Lot Open Space	40%
Minimum Masonry	60%
Minimum Accessory Building Side & Rear Yard	5 ft.

\*Nonresidential uses permitted within this district shall comply with the property development standards as set forth in the "C" Commercial District.

**SECTION 4.4 SF-5 - SINGLE-FAMILY RESIDENTIAL DISTRICT**

**SECTION 4.4.1 - TITLE, PURPOSE AND INTENT**

**C. Property Development Standards:**

**“SF-5” District Area Requirements**

Minimum Lot Area	5,000 sq. ft.
Minimum Lot Width	50 ft.
Minimum Lot Depth	100 ft.
Minimum Front Yard	25 ft.
Minimum Interior Side Yard	5 ft.
Minimum Side Yard adjacent to street (corner lot)	10 <u>5</u> ft.
Minimum Rear Yard	10 <u>5</u> ft.
Minimum Dwelling Size	1,200 sq. ft.
Maximum Building Height	35 ft.
Maximum Building Coverage	50%
Minimum Lot Open Space	40%
Minimum Masonry	60%
Minimum Accessory Building Side & Rear Yard	5 ft.

\*Nonresidential uses permitted within this district shall comply with the property development standards as set forth in the “C” Commercial District.