

ORDINANCE NO. 2024-13

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 1.85 ACRES OF LAND FROM THE SINGLE-FAMILY 6 DISTRICT (SF-6) TO THE MULTI-FAMILY DISTRICT (MF); PROVIDING FOR SEVERABILITY; PROVIDING FOR PROPER NOTICE AND MEETING; REPEALING ALL ORDINANCES OR SECTIONS OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gonzales (“City”) is a Texas Home Rule Municipality operating under the laws of the State of Texas; and

WHEREAS, the City is empowered by Chapter 211 of the Texas Local Government Code to establish a zoning ordinance establishing zoning districts and permissible land uses within the incorporated limits of the City; and

WHEREAS, the City Council has previously adopted zoning regulations as Chapter 14 of the City of Gonzales Code of Ordinances as amended; and

WHEREAS, the City Council may from time to time choose to amend, supplement, change or modify the City’s zoning regulations, boundaries, or classifications; and

WHEREAS, the City has initiated the rezoning of approximately 1.85 acres of land located in the 1600 and 1700 blocks of Huisache Street, being Lots 1-5 of Block 8 (property ID #11474) and Lots 1-5 of Block 9 (property ID #11476) of the Davidson Hill Subdivision, more specifically described in Exhibit “A”, from the Single-Family 6 (SF-6) District to the Multi-Family (MF) District; and

WHEREAS, on April 23, 2024, notices of the public hearing were mailed to property owners whose property is affected by the proposed change; and

WHEREAS, on April 25, 2024 and May 2, 2024, notice of a public hearing was published in the Gonzales Inquirer newspaper; and

WHEREAS, on May 6, 2024, the Planning and Zoning Commission conducted a public hearing and after consideration, made a recommendation of approval of this amendment; and

WHEREAS, on May 14, 2024, the City Council conducted a public hearing and after consideration determined that the requested zoning be approved as provided herein.

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

Section 1. The Property located in the 1600 and 1700 blocks of Huisache Street, being Lots 1-5 of Block 8 (property ID #11474) and Lots 1-5 of Block 9 (property ID #11476) of the Davidson Hill Subdivision, being approximately 1.85 acres, as shown and more particularly described in the attached Exhibit "A", is hereby zoned Multi-Family (MF).

Section 2. The Official Zoning Map of the City of Gonzales, Texas shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

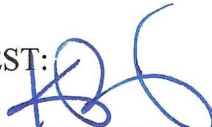
Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Gonzales, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Gonzales except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED, ADOPTED, APPROVED, AND EFFECTIVE THE 14th DAY of May, 2024.



Mayor, S.H. Sucher

ATTEST:

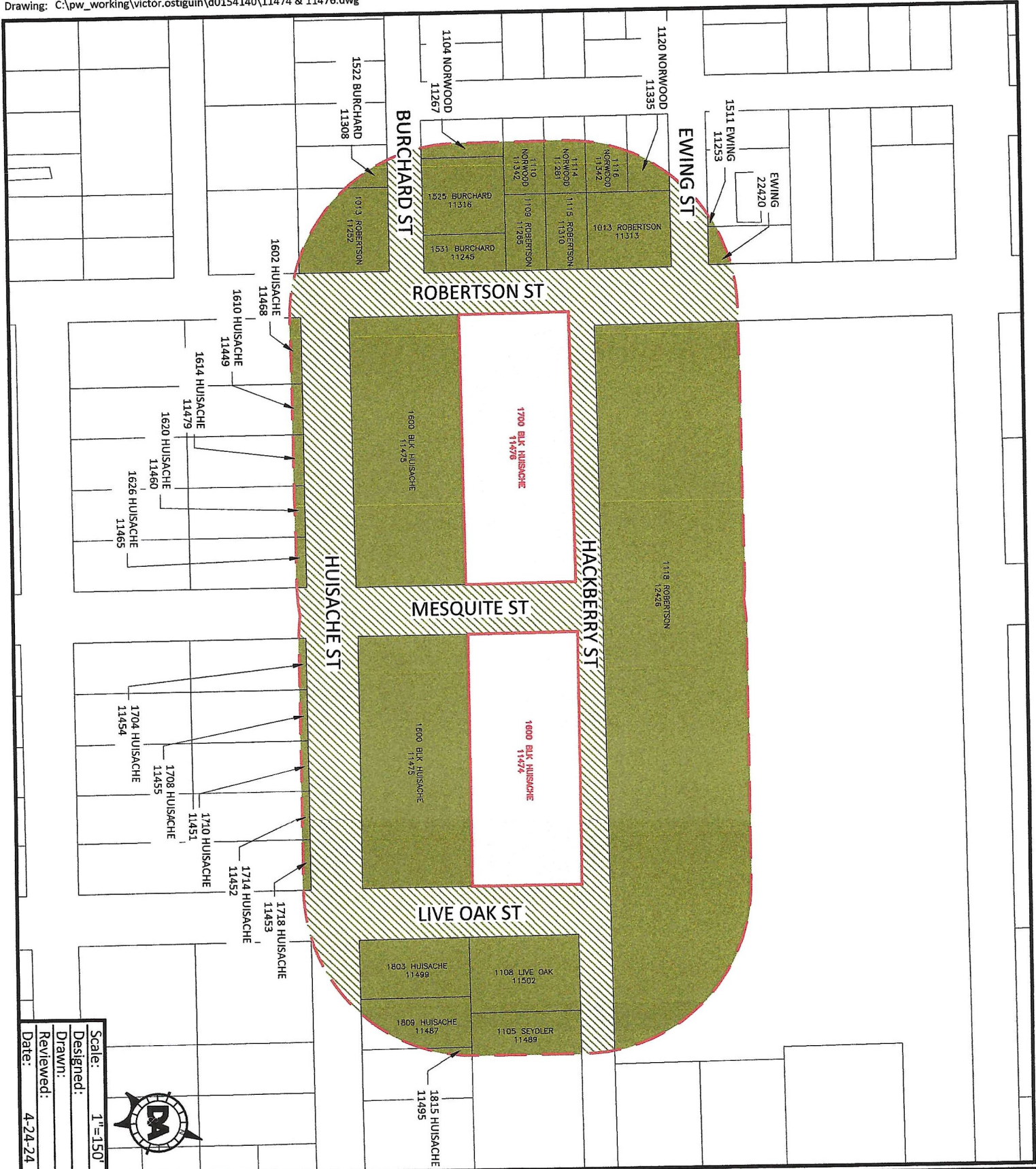


Kristina Vega, City Secretary

EXHIBIT A

The below listed property is rezoned from S-F 6, Single Family 6 District and seeking to be rezoned M-F, Multi-Family Residential District

- a. PROPERTY OWNER: Gonzales ISD Trustee
LEGAL DESCRIPTIONS: 1-5 9 Davidson Hill and 1-5 8 Davidson Hill
PROPERTY ADDRESSES: 1600 and 1700 Block of Huisache
PARCELS: 11476 and 11474



Scale: 1"=150'
 Drawn:
 Reviewed:
 Date: 4-24-24



SHEET
 1
 OF 1
 Project No.:
 1171-001 PZ

**CITY OF GONZALES
 PROPERTY REZONE
 GONZALES, TX**

11474 & 11476

DOUCET
 A Kleinfelder Company
 Civil Engineering // Entitlements // Geospatial
 829 N Saint Joseph St.
 Gonzales, TX 78629, Tel: (512)-851-1740
 www.doucetengineers.com
 TBPELS Engineering Firm No. F-3937
 TBPELS Surveying Firm No. 10194551