

ORDINANCE NO. 2024-22

AN ORDINANCE OF THE CITY OF GONZALES, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 2.0 ACRES OF LAND FROM LIGHT INDUSTRIAL (LI) TO PLANNED DEVELOPMENT DISTRICT (PDD); 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, an application has been filed with the City to rezone approximately two acres of land located at 2004 Church Street, more specifically described in Exhibit “A”, from Light Industrial (LI) to Planned Development District (PDD) and develop in accordance with the concept plan and development standards set forth in the attached Exhibit “B” and Exhibit “C”; and

WHEREAS, on May 20, 2024, notices of the public hearing were mailed to property owners whose property is affected by the proposed change; and

WHEREAS, on May 23, 2024, May 30, 2024, and June 6, 2024 notice of a public hearing was published in the Gonzales Inquirer newspaper; and

WHEREAS, on **June 3, 2024**, the Planning and Zoning Commission conducted a public hearing and after consideration, made a recommendation of approval of this amendment; and

WHEREAS, the City Council has duly held public hearings and given proper notice, as necessary, pertaining to changing zoning classifications; and

WHEREAS, on **June 13, 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 as shown and more particularly described in the attached Exhibit "A", is hereby zoned Planned Development District (PDD) and shall develop in accordance with the concept plan in the attached Exhibit "B" and development standards set forth in the attached Exhibit "C".

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 13th DAY of June, 2024.



Mayor, S.H. Sucher

ATTEST:



Kristina Vega, City Secretary

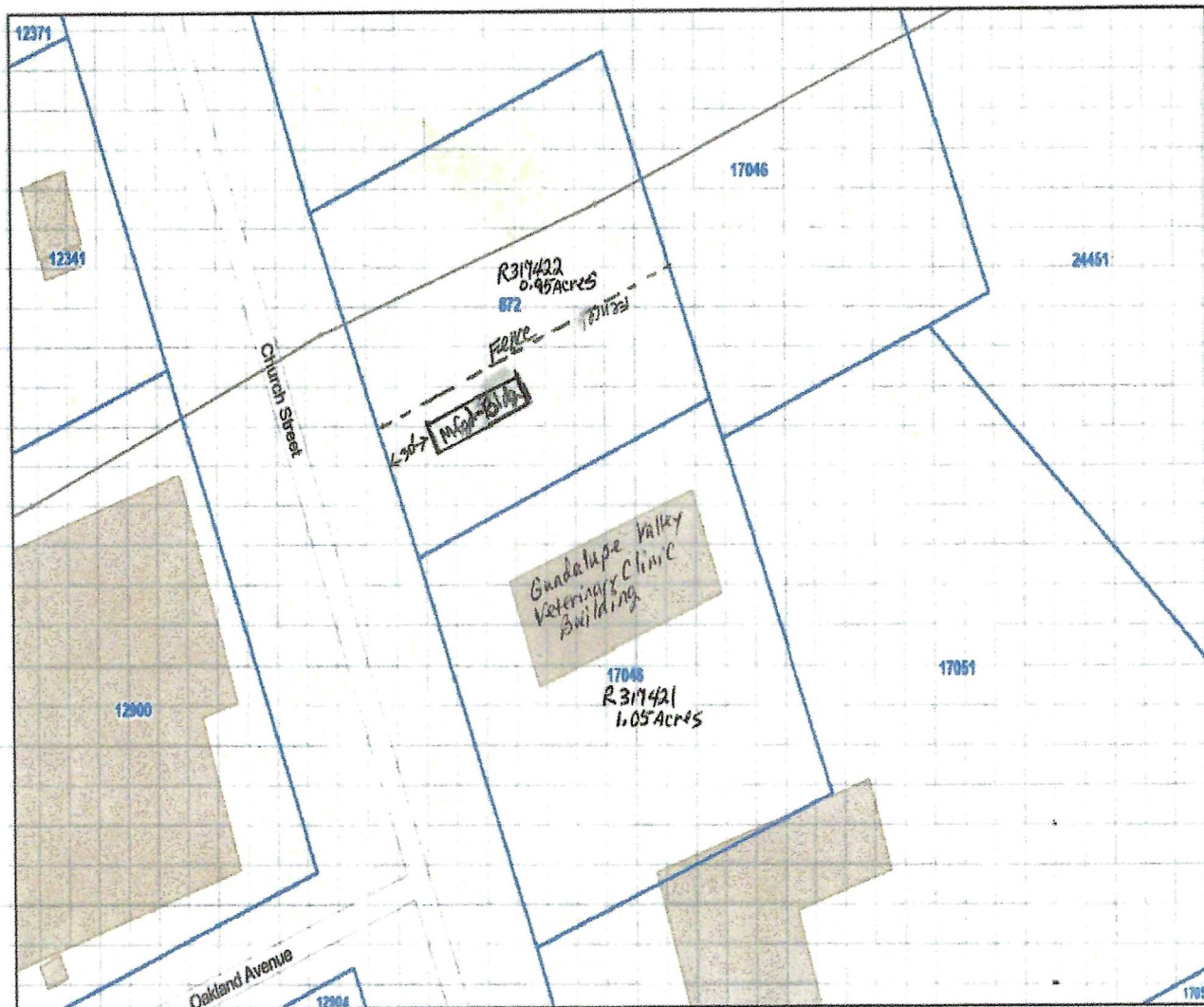
EXHIBIT A

The below listed property is currently zoned as LI, Light Industrial District to a Planned Development District (PDD)

- a. PROPERTY OWNER: Kenneth Gottwald & William Glass
LEGAL DESCRIPTIONS:
PROPERTY ADDRESSES: 2004 Church Street
PARCELS: 872 and 17048

EXHIBIT B

North 7 GUILZA S CAD



4/20/2024, 4:19:10 PM

1/4" (1 square) = 10 feet

Parcels

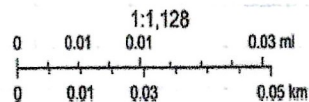


EXHIBIT C

Base Zoning District

Except as modified below, the property within this Planned Development District shall be subject to the requirements of the LI, Light Industrial zoning district.

General Development Standards

- b. “Commercial Accessory Dwelling” shall mean a dwelling unit that is accessory to a principal commercial use.
- c. One Commercial Accessory Dwelling is allowed on the subject property as an accessory use to a veterinary clinic.
- d. The Commercial Accessory Dwelling may be a site-built structure, modular housing, or HUD-code manufactured home.
- e. The Commercial Accessory Dwelling may include household living space, as well as office uses such as meeting rooms, break rooms, and storage space.
- f. Additional landscaping per the requirements of Section 14.601 shall not apply to the site solely due to the addition of a Commercial Accessory Dwelling if placed or constructed on the site prior to December 31, 2027.
- g. The Commercial Accessory Dwelling shall not be considered a single-family use as it relates to the screening requirements of Section 14.602 and Section 14.603.
- h. Additional parking per the requirements of Section 14.604 shall not be required for a Commercial Accessory Dwelling if it is placed or constructed on the site prior to December 31, 2027.