

**ORDINANCE NO. 1577-09-2024**

**AN ORDINANCE AMENDING ORDINANCE 1219-12-2008; THE ZONING ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE REZONE FROM SINGLE FAMILY (SF-2) ZONING TO A COMMERCIAL (C-2) ZONING OF PLUS OR MINUS .33 ACRES, IN THE M E CLARK SURVEY; ABSTRACT #0231; (PID) 19781; COMMONLY KNOWN AS 410 S WEAVER ST, CITY OF GAINESVILLE, COOKE COUNTY TEXAS; PROVIDING FOR AN AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF GAINESVILLE; PROVIDING FOR AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.**

**WHEREAS**, the plus or minus 0.33 acres, Cooke County Appraisal District parcel ID 19781; is currently zoned Single Family (SF-2), and is located at 410 S Weaver; and

**WHEREAS**, the Planning and Zoning Commission of the City of Gainesville, Texas, held an open public hearing on August 13, 2024, following notices as required by law, on the request for the zoning district change, at which time all persons interested were given an opportunity to be heard; and the Planning and Zoning Commission of the City of Gainesville filed its report of the findings; and

**WHEREAS**, the Planning and Zoning Commission, by a count of 6 AYE and 0 OPPOSED did vote in favor of recommending to City Council approval of the zoning district change; and

**WHEREAS**, public notice, as required by law, was given of the public hearing before the City Council of the City of Gainesville on this date for the rezoning, at which time all persons present were given an opportunity to be heard; and

**WHEREAS**, the City Council of the City of Gainesville has duly considered the Planning and Zoning Commission report, findings, and recommendations.

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

That the City Council of the City of Gainesville has approved the zoning district change for the 0.33 acres as follows:

**SECTION ONE: REZONING .33 ACRES, PARCEL ID 19781**

The plus or minus 0.33 acre property, identified as Parcel ID 19781, located at 410 S Weaver, has been rezoned from a single family (SF-2) zoning district to a commercial (C-2) zoning district.

**SECTION TWO: AMENDMENT OF THE ZONING MAP**

The official zoning map of the City of Gainesville, Cooke County, Texas, shall hereby be amended to reflect the rezoning to a high density multi-family zoning district (MF-2) in Section One of this Ordinance.

**SECTION THREE: SEVERABILITY**

If any provision, section, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstance, if for any reason held to be unconstitutional, void, or invalid (or for any reason unenforceable), the validity of the remaining portion of this Ordinance or its application to other person or sets of circumstances shall not be affected thereby, it being the intention of the City Council and of the Mayor of the City of Gainesville in adopting and approving this Ordinance, that no portion hereof or provision or regulation contained herein shall become inoperative or fail by any reason of any unconstitutionality or invalidity of any other portion, provision, or regulation.

**SECTION FOUR: EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication.

**SECTION FIVE: OPEN MEETING FINDING**

That it is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public as required by law and that public notice of the time, place and purpose of said meeting was given as required.

**INTRODUCTION, FIRST READING, CHARTER SUSPENSION**

**INTRODUCED AND READ FOR THE FIRST TIME BEFORE THE CITY COUNCIL OF THE CITY OF GAINESVILLE ON THE 3<sup>RD</sup> DAY OF SEPTEMBER 2024, AT WHICH THE CHARTER PROVISION OF THE CITY OF GAINESVILLE REQUIRING THE READING OF THE ORDINANCE ON THREE SEPARATE OCCASION WAS SUSPENDED BY A VOTE:**

  7   AYES   0   NAYS   0   ABSENCES, AND   0   ABSTENTIONS

ATTEST:

  
DIANA ALCALA, CITY SECRETARY

  
TOMMY MOORE, MAYOR

**ADOPTION**

**ADOPTED IN REGULAR SESSION BY THE CITY COUNCIL OF THE CITY OF GAINESVILLE ON THE 3<sup>RD</sup> DAY OF SEPTEMBER 2024 BY A VOTE OF:**

  7   AYES,   0   NAYS,   0   ABSENT, AND   0   ABSTENTIONS

ATTEST:

  
DIANA ALCALA, CITY SECRETARY



  
TOMMY MOORE, MAYOR