

ORDINANCE NO. 1605-12-2025

AN ORDINANCE AMENDING ORDINANCE 1219-12-2008; THE ZONING ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS, AUTHORIZING THE REZONE OF APPROXIMATELY 0.2517 ACRES LOCATED AT 909 E. BROADWAY; (PID) 5035; APPROXIMATELY 0.2351 ACRES LOCATED AT 917 E. BROADWAY; (PID) 8820; AND APPROXIMATELY 0.0497 ACRES LOCATED ON GOSSETT STREET; (PID) 27529; ALL WITHIN THE FARTHING ADDITION; BLOCK B; LOTS 1-3 PT OF; FROM SINGLE FAMILY (SF-2) TO COMMERCIAL (C-2)/LOFT OVERLAY DISTRICT; 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 0.2517 acres located at 909 E. Broadway; (PID) 5035; the plus or minus 0.2351 acres located at 917 E. Broadway; (PID) 8820; and the plus or minus 0.0497 acres located on Gossett Street; (PID) 27529, are currently zoned Single Family (SF-2) and,

WHEREAS, the Planning and Zoning Commission of the City of Gainesville, Texas, held an open public hearing on November 19, 2025, 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 5 AYES 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 0.2517 acres and the 0.2351 acres, and the 0.0497 acres as follows:

SECTION ONE: REZONING PARCEL ID 5035, 8820 & 27529

The plus or minus 0.2517 acres located at 909 E. Broadway; (PID) 5035; the plus or minus 0.2351 acres located at 917 E. Broadway; (PID) 8820; and the plus or minus 0.0497 acres located on Gossett Street; (PID) 27529; have been rezoned from a Single Family (SF-2) zoning district to a Commercial (C-2)/Loft Overlay 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 Commercial (C-2)/Loft Overlay zoning district 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

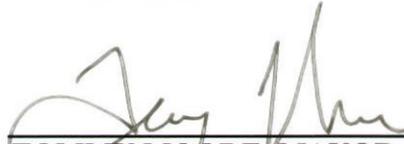
INTRODUCED AND READ FOR THE FIRST TIME BEFORE THE CITY COUNCIL OF THE CITY OF GAINESVILLE ON THE 16th DAY OF DECEMBER 2025, AT WHICH THE CHARTER PROVISION OF THE CITY OF GAINESVILLE REQUIRING THE READING OF THE ORDINANCE ON THREE SEPARATE OCCASIONS WAS SUSPENDED BY A VOTE OF:

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

ATTEST:



DIANA LOCH, CITY SECRETARY



TOMMY MOORE, MAYOR

ADOPTION

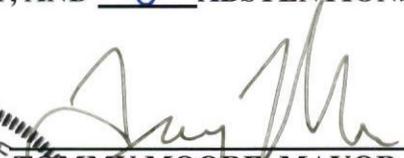
ADOPTED IN REGULAR SESSION BY THE CITY COUNCIL OF THE CITY OF GAINESVILLE ON THE 16TH DAY OF DECEMBER 2025 BY A VOTE OF:

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

ATTEST:



DIANA LOCH, CITY SECRETARY



TOMMY MOORE, MAYOR

