

ORDINANCE NO. 25-1221

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF DOUGLAS, COCHISE COUNTY, ARIZONA, REZONING A PARCEL OF LAND FROM LIMITED COMMERCIAL (LC) TO GENERAL COMMERCIAL (GC); AND AMENDING THE OFFICIAL ZONING DISTRICT MAP; ESTABLISHING SEVERABILITY OF COMPONENTS OF ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

WHEREAS, Aromaz Enterprise, LLC has proposed a Zoning Districts Map Amendment from Limited Commercial (LC) to General Commercial (GC) for a parcel situated at Frontier Village #1 the W77' of the E228' Lot 1 Blk 1 .247AC, Assessor Parcel Number (APN) 409-18-001E; and

WHEREAS, the appropriate and required Public Hearing was held on October 2, 2025 by the City of Douglas Planning and Zoning Commission and recommended to Mayor and Council that the proposed amendment of the Zoning District Map per file number ZMA 2025-05 be approved; and

WHEREAS, the Mayor and Council find that the interests of the city are served by the proposed rezoning petition.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Douglas, Arizona, as follows:

SECTION 1. The Properties, which are more specifically described as Frontier Village #1 the W77' of the E228' Lot 1 Blk 1 .247AC, is hereby rezoned from Limited Commercial (LC) to General Commercial (GC).

SECTION 2. The Development Services Department shall amend the Zoning Districts Map to reflect this amendment and a copy shall remain on file in the office of the City Clerk for examination by the public. Further, these conditions of approval imposed by the City of Douglas Council, as part of ZMA 2025-05 are hereby expressly incorporated into and adopted as part of this Ordinance by reference.

SECTION 3. To the extent of any conflict between other city Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing city Ordinance, Resolution or regulation except as expressly set forth herein.

SECTION 4. Effective date: The provisions in this Ordinance shall be effective thirty (30) days after final approval and adoption by the Mayor and Council.

SECTION 5. Severability: If any chapter, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance and this Ordinance shall continue in full force and effect after the deletion of the illegal or unconstitutional provision.

PASSED AND ADOPTED by the Mayor and Council of the City of Douglas, Arizona, this 12th day of November 2025.

Jose Grijalva, Mayor

Attest:

Approved as to form:

Alma Andrade, City Clerk

Denis Fitzgibbons, City Attorney

Prepared by:
Nick Cook, City Attorney