

ORDINANCE NO. 25-1208

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF DOUGLAS, COCHISE COUNTY, ARIZONA, REZONING A 0.17 ACRE PARCEL OF LAND BY NORTH COCHISE AVENUE AND 8TH STREET, FROM GENERAL COMMERCIAL TO MULTI-FAMILY RESIDENTIAL (MFR); AND AMENDING THE OFFICIAL ZONING DISTRICT MAP; ESTABLISHING SEVERABILITY OF COMPONENTS OF ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

**WHEREAS** Debbie Contreras has proposed a Zoning Districts Map Amendment from General Commercial to Multi-Family Residential (MFR) for a parcel of land situated within the MC CULLAR S2 W2 LOT2 BLK 9 0.172AC, Assessor Parcel Number 40917045B; and

**WHEREAS**, the appropriate and required Public Hearing was held on March 27, 2025, by the City of Douglas Planning and Zoning Commission and recommended to Mayor and Council that the proposed amendment of the Zoning Districts Map per file number ZMA 2025-03 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 Property, which is more specifically described as MC CULLAR S2 W2 LOT2 BLK 9 0.172AC is hereby rezoned from General Commercial to Multi-Family Residential (MFR).

**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 public examination. Further, these conditions of approval imposed by the Mayor and Council, as part of ZMA 2025-03, 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 9<sup>th</sup> day of April 2025.

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Jose Grijalva, Mayor

Attest:

Approved as to form:

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Alma Andrade, City Clerk

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Denis Fitzgibbons, City Attorney